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San Rafael
RECREATION ELEMENT

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RECREATION ELEMENT

OF THE

SAN RAFAEL GENERAL PLAN

Adopted by the San Rafael
City Council on June 4, 1984

Recommended to the City Council
by the Planning Commission and Parks and Recreation Commission
on January 31, 1984

CITY COUNCIL

Lawrence E. Mulryan, Mayor

Dorothy L. Breiner
Gary Frugoli
Richard P. Nave
Jerry Russom

PLANNING COMMISSION

Maynard H. Willms, Chairman

* Albert J. Boro
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* Bob W. Livingston
Richard M. Norman
Michael J. Smith
John A. Starkweather

PARKS AND RECREATION COMMISSION

* Patrick Webb, Chairman

Richard Matthews
* Ralph Mihan
Jeff Stahl

* Recreation Element Subcommittee Members

CITY STAFF

Anne Moore, Planning Director
Jean Freitas, Associate Planner
John Dorich, Senior Draftsman

Dennis R. Jauch, Recreation Director
Chuck Canada, Recreation Supervisor

RESOLUTION NO. 6820

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL CERTIFYING THE NEGATIVE DECLARATION FOR THE 1984 SAN RAFAEL RECREATION ELEMENT

WHEREAS, the notice of the preparation of the Recreation Element Negative Declaration was sent to major property owners, homeowners associations, interested agencies and groups; and copies of the Initial Study/Negative Declaration were sent to the Clearinghouse, local governmental agencies and school and community service districts on October 10, 1983; and

WHEREAS, the mandatory 30 day State review period ended November 15, 1983, with no comments received in response to the Negative Declaration; and

WHEREAS, the Negative Declaration evaluates environmental effects of the proposed Recreation Element and concludes that all environmental effects discussed have been found not to be significant.

NOW, THEREFORE, BE IT RESOLVED THAT THE City Council certifies the Recreation Element Negative Declaration as adequately assessing environmental effects of the proposed Recreation Element and properly concluding that adoption of the Recreation Element would not result in any significant adverse environmental impacts.

I, JEANNE M. LEONCINI, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on MONDAY, the 21ST day of MAY, 1984, by the following vote, to wit:

AYES: COUNCILMEMBERS: Breiner, Frugoli, Nave, Russom & Mayor Mulryan

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

JEANNE M. LEONCINI, City Clerk

By: Linda S. Downey
LINDA S. DOWNEY, Deputy City Clerk

26.3 A/13

6820

RESOLUTION NO. 6832

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL ADOPTING THE 1984 RECREATION ELEMENT OF THE GENERAL PLAN WHICH REPLACES THE RECREATION PARK PLAN ELEMENT ADOPTED AUGUST 16, 1976

WHEREAS, Section 65303(a) of the Government Code allows cities to include Recreation Elements showing a comprehensive system of areas and public sites for recreation as part of their General Plans; and

WHEREAS, a city cannot require land dedication for recreation purposes under Section 66477 of the Government Code unless the City has an adopted Recreation Element containing definite standards; or purchase school recreational facilities at a reduced cost under Section 39397.5 of the Education Code unless the City has a plan for such potential purchase; and

WHEREAS, the City must have an adopted bicycle route plan in order to qualify for most State and Federal bicycle route funds; and

WHEREAS, the proposed Recreation Element contains the necessary plans required by the above legislation, as well as provides a plan for maintenance and enhancement of City park and recreation facilities; and

WHEREAS, an August 1983 Draft Recreation Element was widely distributed for review and comment to all homeowners associations, public agencies and other interested persons and groups, and the Planning Commission and Parks and Recreation Commission established a recreation subcommittee to review and make modifications to the draft; and modifications made as a result of the recreation subcommittee review and as a result of written comments received were incorporated into a revised January 1984 Draft Recreation Element, which was again distributed to all interested parties; and

WHEREAS, the Planning Commission and Parks and Recreation Commission held an advertised joint public hearing on January 31, 1984, at which time written and verbal testimony are considered; and

6832

RESOLUTION NO. 6852

WHEREAS, on January 31, 1984, the Planning Commission and Parks and Recreation Commission recommended to the City Council certification of an environmental assessment which concluded that all environmental effects discussed were found not to be significant and adoption of the draft Recreation Element with minor modifications; and

WHEREAS, the City Council held a duly advertised public hearing on May 21, 1984, when written and verbal comments were considered, the Negative Declaration for the Recreation Element was certified and certain modifications to the Element were requested prior to adoption; and

WHEREAS, on June 4, 1984, the City Council reviewed all materials prepared by staff at Council's direction on May 21, 1984, regarding revisions to the draft Recreation Element.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds that:

1. The Recreation Element as revised responds to recreation needs and issues in San Rafael and provides a plan for future development of recreation facilities; and

2. The Recreation Element provides plans adequate to comply with Education Code Section 39397.5, and Government Code Sections 66477, and 65303(a), the State law sections pertaining to recreation elements.

BE IT FURTHER RESOLVED that the City Council adopts the 1984 Recreation Element, as revised consistent with the Council's recommendations, to replace the 1976 Recreation Park Plan Element of the General Plan.

I, JEANNE M. LEONCINI, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on MONDAY, the 4TH day of JUNE, 1984, by the following vote, to wit:

AYES: COUNCILMEMBERS: Frugoli, Nave, Russom & Acting Mayor Breiner

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Mayor Mulryan

Jeanne M. Leoncini

JEANNE M. LEONCINI, City Clerk

26.3 A/14

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RECREATION ELEMENT

A. INTRODUCTION

1. Purpose of the Recreation Element of the San Rafeal General Plan

The 1974 San Rafael General Plan did not include a Recreation Element; it was added in 1976. The original Recreation Element established goals and policies for Parks and Recreation development.

This Revised Recreation Element ties adopted policies to specific plans and implementation measures. The purposes of the Recreation Element are:

a. To identify existing recreation facilities and future recreational needs for sports facilities, parks, special interest facilities, and hiking trails, bikeways and equestrian trails.
b. To establish a plan for recreation development in the City and policies and implementing programs which work to achieve the plan.
c. To establish a plan to protect and preserve existing City designated playgrounds, parks and open space.

2. Relationship to Planning Area

The General Plan covers the San Rafael Planning Area which is larger than the incorporated city limits. It is an officially adopted statement of local policy for the development of the community. Government Code Section 65301 requires that:

> "The General Plan shall be so prepared that all of individual elements of it may be adopted by the legislative body, and so that it may be adopted by the legislative body for all or a part of the territory of the county or city and such other territory outside its boundaries which in its judgment bears relation to its planning."

Planning standards must be consistently applied throughout the planning area. While the city would not be involved in purchasing park and recreation sites outside city limits, such sites are evaluated and ranked for planning purposes as if they were in the city. When areas are annexed, adopted city growth and development standards apply.

3. State Guidelines and Requirements

The Recreation Element is a permitted, not a required Element of the General Plan. Government Code Section 65303 states that the General Plan may include:

"a. A recreation element showing a comprehensive system of areas and public sites for recreation, including the following, and, when practicable, their locations and proposed development:

1. Natural reservations
2. Parks
3. Parkways
4. Beaches
5. Playgrounds
6. Recreational community gardens
7. Other recreation areas"

However, other recently adopted state laws make adoption of a complete Recreation Element strongly advisable. A Recreation Element containing specific standards and plans for recreation development is required by Government Code Section 66477 (Quimby Act) in order to require subdivision land dedications for recreation purposes. Additionally, the Recreation Element provides the plan which is necessary to acquire surplus school land for recreation purposes in accordance with Education Code Section 39397.5 (Naylor Bill).

4. Recreation Element Use, and Relationship with other General Plan Elements

The Recreation Element provides an opportunity to coordinate recreation facilities needs and implementation programs with the other elements of the General Plan. While all of the elements of the General Plan are related to some degree, the Recreational Element is most closely tied to the Land Use, Conservation and Open Space, and Housing Elements.

The Land Use and Housing Elements identify future residential areas which will generate recreation needs. The Land Use Element also generally designates park and open space land. The Recreation Plan maps will amend the City's Land Use Plan map to identify park sites. Both the Recreation Element and the Conservation and Open Space Element identify open space areas which may be integrated with City parklands, and address recreational use of open space.

5. Types of Parks

"Local" parks are usually categorized as neighborhood or community parks.

a. Neighborhood Parks:

Neighborhood Parks ideally serve a "neighborhood" with a population of 2000 - 5000 persons within a radius of approximately one-half mile. Neighborhood parks may serve all age groups or may be more specialized, depending on the neighborhood's particular characteristics. Desirable acreage standards for new or expanding parks are 5-20 acres in size.

In San Rafael's case, neighborhood parks may serve 2 or 3 neighborhoods identified in the 1974 General Plan (see map) within a radius of one mile. Neighborhood recreation facilities are likely to be split, with City parks generally providing picnic and turf areas, playlots and other facilities for drop in use, and City schools providing fields and hardcourt play areas for organized sports activities. "Mini parks" and playlots may also help meet neighborhood recreational needs.

b. Community Parks:

Community Parks generally serve a population of 10,000 - 30,000 within about a 3 mile radius. Desirable acreage standards are 20 acres or more. Based on these criteria San Rafael can support 2 to 3 such parks. Community parks often provide specialized facilities such as swimming pools, tennis courts, community centers, and sportfield complexes. In San Rafael, community facilities also tend to be split between two locations. Albert Park and San Rafael High jointly provide community wide facilities south of Puerto Suello Hill. North of Puerto Suello, joint community facilities are the Terra Linda Recreational Center and the Vallecito/Don Timeteo/Freitas Park complex. Pickleweed Park is also being developed as a community park.

In addition to "local-serving" parks and recreation areas, regional parks, open space areas, and special use facilities help satisfy recreational needs.

c. Regional Parks:

Regional parks are very large recreational areas (usually 100 acres or more) serving populations of at least 30,000. They usually include natural features such as nature areas, trails, and water ways, and specialized facilities such as campgrounds which cannot be provided at neighborhood or community parks. San Rafael has an abundance of such facilities: McNears Beach County Park, and China Camp State Park, which serves not only the region but the state.

d. Open Space Areas:

An Open Space area is usually a large undeveloped area, preserved in its natural state to serve as a greenbelt divider or environmental resource; to promote public health and safety; and to provide those types of recreation which do not substantially alter or destroy the natural environment. While open space areas are primarily non-use areas, low intensity recreational uses such as hiking and picnicking are often compatible with open space use. In some locations higher intensity recreational uses may be possible. In open space of particular importance to wildlife, such as wetlands habitat, recreational uses should be limited to adjacent trails or viewing areas, with buffer areas between wetlands and more intensive uses. Hundreds of acres of open space land have been purchased or dedicated in and around San Rafael.

e. Public Special Use Facilities:

Special use facilities are generally single purpose in nature, having a unique or important recreational purpose. Examples include Falkirk, the Historical Museum and Marin Center. Other examples could be environmental centers; a shoreline park band; a sailing school; golf course; marina; zoo; tennis, archery or other sports centers; outdoor theaters; etc.

f. Private Facilities:

Private facilities in San Rafael include several tennis clubs, marinas, fitness centers, golf courses, private schools and colleges, and recreation facilities in new housing developments. Private facilities and public/private joint ventures are expected to play an increasing role in meeting future recreational needs due to public budgetary constraints.

6. Recreation Facilities Inventory

Within the City of San Rafael, there are 18 City-owned parks and the joint Mont Marin Homeowners Association/City-owned park totaling 138 acres. The 138 acres provides 3.1 acres of neighborhood and community parks per 1,000 City residents. Community Services Districts in the unincorporated San Rafael Planning Area provide six neighborhood park or recreation facilities totaling 27 acres in Marinwood/Lucas Valley (4.2 acres per 1,000 residents) and three acres in Santa Venetia (.7 acres per 1,000 residents). However, the County-owned Marin Center also provides informal turf play areas for the Santa Venetia neighborhood.

Twenty-five public schools and one school site throughout the Planning Area supplement the local public recreation facilities system, providing an estimated 150 acres of hard court and playfields for organized sports activities (2.6 acres per 1,000 residents).

Two County parks and China Camp State Park provide significant region-wide facilities totaling 2125 acres (37 acres per 1,000 residents). Additionally, as of September 1983, secured public open space totaling 2600 acres provided hiking and limited other recreation opportunities (45 acres per 1,000 residents). San Rafael's shoreline frontage on San Francisco Bay and the San Rafael Canal allows access to these exceptional water resources.

B. PARK AND RECREATION ISSUES

Recreation issues important to San Rafael include the following:

1. Identification of Citywide recreational needs and deficiencies.
2. Identification of neighborhood recreational needs and deficiencies.
3. Importance of surplus school sites in providing recreational sites.
4. Funding of Park and Recreation facilities.

1. City-Wide Recreation Needs and Interests

a. Needs Identification:

City-wide recreational needs have been identified from the 1982 Statewide Recreational Needs survey, 1978 Countywide Recreational Facilities Needs survey, and 1977 and 1981 City open space acquisition discussions.

PARKS AND RECREATION INVENTORY SUMMARY

CITY OWNED

N = Neighborhood; Com = Community Park

	Site Name	OUTDOOR FACILITIES (NUMBER) Baseball Diamond 60'	90'	Turf Sport Fields	Picnic & BBQ Areas	Tennis Courts	TYPE Swim Pool	Basket-Ball Courts	Paved Play Yards	Play Equip-ment	SIZE Acres	OTHER FACILITIES
N 1	Santa Margarita Valley Park			Small	6	1		1		Yes	5.0	Access to open space
Com. 2	Terra Linda Park			Yes	Yes		Swim & Wading	1	Yes	Yes	3.4	Rec. Center, Outdoor Stage, Swim Change Rooms
3	Freitas Parkway Mini Parks				2						.4	
5	Munson Park			Small							.4	
Pos. N 6	Mont Marin Park (Potential for expansion)			Yes								A part of 195 acres open space, access to open space
N 7	Oleander Park			Yes	3					Yes	2.0	
N 8	Freitas Park			Yes	6	2	3 Wading Pools			Yes	3.5	
N 9	Victor Jones Park	1			6			2		Yes	29.23	Volleyball, Shuffleboard, Hiking
N 10	Sun Valley Park			Yes	5			1	Yes	Yes	2.1	
Sp. Use 11	Falkirk Community Ctr.				4						11.0	Lawn Area, Reflecting Pool, Historic Bldg.- 20 Rooms Art Shows, Other Cult. Act.
N 12	Boyd Park			Yes	21	1				Yes	42.0	Hiking, Scenic Drive, Museum-11 Rooms, open space
N 13	Gerstle Park			Yes	28	1		1		Yes	6.0	Museum Room, access to open space, Group Picnic area
Com. 14	Albert Park	1	1	Yes	11	4		1		Yes	11.5	Community Center, Aud./Club Room
N 15	Bret Harte Park							1		Yes	.5	Benches
16	Beach Park				5						.4	Fishing Pier, Boat Tie Up Bay access
Com. N 17	Pickleweed Park			Yes, Large	9					Yes	17	Shoreline access, Community Center Community Garden, Parcourse
18	Schoen Park				1					Yes	.1	
19	Bayside Mini Park			Small							.1	Benches, shoreline access
20	Peacock Gap Park (undeveloped)			Small		2				Yes	7	Benches, parcourse, hiking Access to open space

MARIN COUNTY

	Site Name	OUTDOOR FACILITIES (NUMBER) Baseball Diamond 60'	90'	Turf Sport Fields	Picnic & BBQ Areas	Tennis Courts	TYPE Swim Pool	Basket-Ball Courts	Paved Play Yards	Play Equip-ment	SIZE Acres	OTHER FACILITIES
A	McInnis Park			2 Softball 2 Soccer/ Football (Lighted)	1	4					450	Canoe launch, equestrian center, hiking, bay access
B	Marin Center			Informal Small Turf Areas	Yes				Informal Area Paved		80	Lagoon, auditorium, jogging, walking, bicycling
C	McNear's Beach Park				50	2	9,000 sq. ft.				55	Swimming, beach change house, sailboats, bay access
STATE OF CALIFORNIA												
D	China Camp				Yes							31 campsites, bay access Shore fishing, informal boat launch, hiking, view points, historic fishing village
MARINWOOD COMMUNITY SERVICE DISTRICT												
E	Marinwood Park			General Purpose	3	4	25 meter & wading			Yes	25.0	Access to open space Multi-purpose room, Recreation Center, hiking along creek
F	Gallinas Avenue Mini Park									Yes	.1	Creek
LUCAS VALLEY COMMUNITY SERVICE AREA												
G	Lucas Valley Community Center			Small		2	Yes			Yes	2.0	Multi-purpose room, Recreation Center
GALLINAS COMMUNITY SERVICE DISTRICT												
H	Pueblo Park			Small, Informal	1	1		1		Yes	2.0	
I	Candy's Park			Informal						Yes	1.5	Shuffleboard, horseshoes, Rec. room rented adj. to park
J	MacPhail Playfield			Yes							1.5	

PARKS AND RECREATION INVENTORY SUMMARY

SAN RAFAEL SCHOOLS

		OUTDOOR FACILITIES (NUMBER)					TYPE			SIZE	OTHER FACILITIES
	Site Name	Baseball Diamond 60' 90'	Turf Sport Fields	Picnic & BBQ Areas	Tennis Courts	Swim Pool	Basket-Ball Courts	Paved Play Yards	Play Equip-ment	Acres	
A	Bahia Vista School	2	Soccer, General Purpose				2	Yes	Yes	5.0	Day Care Program, City Recreation Department
B	Coleman School	1	Soccer, Football				2	Yes	Yes	4.0	Multi-Purpose rooms
C	Gallinas School (closed); School retaining name, moving to Santa Venetia site 9/83	1					2	Yes	Yes	7.75	Music/exercise room
D	Glenwood School	3	Soccer, Football, Gen. Purpose		2		2	Yes	Yes	24.6	City Recreation Department Day Care Program, 1 classroom
E	Hartzell School (Closed)	Yes	Yes				(2)	Yes	Yes	10.0	(Not well maintained)
F	Laurel Dell Primary (Closed-Admin. Use)							Yes	Yes	1.2	
G	Laurel Dell Inter. (Closed)						2	Yes		1.0	
H	McPhail School (Closed)	2	Yes				3			9.74	
I	Peacock Gap School Site								Yes		Used as informal playfield
J	San Pedro School (Closed)	2	Soccer, Gen. Purpose				2		Yes	7.28	
K	Short School (Closed)						1	Yes	Yes	1.0	Large day care program run by City Recreation Department
L	Sun Valley School		Soccer, Gen. Purpose				2	Yes	Yes	5.0	Multi-Purpose room
M	Davidson Jr. High	2	Football, Gen. Purpose				10 Indoor	Yes	Yes	15.34	Music room, exercise room
N	Santa Venetia Junior High Becoming Gallinas Elem. 9/83	3	Football, Soccer	Yes			9	Yes	Yes	11.18	Gym, City Day Care Program
O	San Rafael High	1 3	Football, Soccer		6	25 Meter	7			29.66	Auditorium, stage, 2 gyms, track
P	Terra Linda High	1 3	Football, Soccer		6	Swim & Dive	6 Indoor			30.2	Gym, drama/music, stage, weight room

DIXIE SCHOOL DISTRICT

		OUTDOOR FACILITIES (NUMBER)					TYPE			SIZE	OTHER FACILITIES
	Site Name	Baseball Diamond 60' 90'	Turf Sport Fields	Picnic & BBQ Areas	Tennis Courts	Swim Pool	Basket-Ball Courts	Paved Play Yards	Play Equip-ment	Acres	
Q	Bernard Hoffman (Closed, Sold to Marin Co. Schools for Admin. Use)	2	Football, General Purpose				2	Yes	Yes	Field Only 3.8	
R	Dixie School (Closing 1985)	1	Football, Gen. Purpose				2+, 2 half courts	Yes	Yes	11.44	small multi-purpose room
S	Don Timoteo (Closed)	2	Soccer, Gen. Purpose				4	Yes	Yes	10.0	City recreation Day Care Program
T	Lucas Valley School (Closed)	1	Soccer, Gen. Purpose				3	Yes	Yes	10.0	
U	Mary E. Silveira (Closing 1982)	2	Soccer, Gen. Purpose				3	Yes	Yes	9.85	Multi-purpose room
V	Miller Creek School	2	Soccer, Gen. Purpose				5			17.0	Gym/auditorium/theater, music room, track, historic building, bleachers
W	Oak View School (Closed)	1	Football, Soccer				3	Yes	Yes	13.0	
X	Santa Margarita (Closing 1984)	1	Football, Soccer				6	Yes	Yes	11.0	Multi-purpose room
Y	Vallecito School	1 1	Soccer, Gen. Purpose				6 Indoor	Yes	Yes	25.0	Adjacent parcourse, gym, music room, auditorium, outdoor amphitheater
Z	Nova Albion (Closed-Admin. Use)		Yes						Yes		Community Garden

PARKS AND RECREATION INVENTORY SUMMARY

PRIVATE FACILITIES

	Site Name	OUTDOOR FACILITIES (NUMBER) Baseball Diamond 60' 90'	Turf Sport Fields	Picnic & BBQ Areas	Tennis Courts	TYPE Swim Pool	Basket-Ball Courts	Paved Play Yards	Play Equip-ment	SIZE Acres	OTHER FACILITIES
1	Castro Field Santa Venetia (Little League owns)	1	Soccer/ Football							1.5	Note: field not maintained or used last 3 years
	Note: YMCA planning to construct large new facility on Los Gamos Road										
2	YMCA (Santa Venetia				4					3.5	Parcourse, kindergym
3	Dominican College		Yes		Yes	Yes					Gym, auditorium, stage, hiking
4	San Rafael Academy	Yes	Soccer			Yes					Gym
5	Peacock Gap Golf & Country Club										18 hole golf course, driving range clubhouse, pro shop
6	Las Gallinas Golf Course										7 hole golf course, driving range, pro shop
7	Rafael Racquet Club				10	25 meter, wading					Change house, pro shop
8	Marin Tennis Club				11	Yes					Clubhouse
9	Marin Beach & Tennis Club				3	Yes					Clubhouse & meeting rooms
10	Whistlestop										Seniors only, 10,000 sq. ft. senior center
11	Las Gallinas Fitness Center & Swim Club					95 ft. outdoor 75 ft. indoor					Exercise room, hot tubs and sauna
12	Nautilus										Gym, weight room, sauna, racquetball
13	Loch Lomond Marina										Boat launch facility, bay access, restaurant
14	Buck's Landing										Boat launch facility, bay access, restaurant
15	Jewish Community Center					Covered, Asses-sible to Handicapped			Yes		Day Care Center Meeting Rooms
16	Anne Curtis Swim School					Yes					
17	Santa Venetia Swim School					Yes					

1982 State Survey:

The State Department of Parks and Recreation report, "Recreational Needs in California", contains several conclusions important to City parks and recreation planning.

The survey found that desires for new or additional recreation opportunities are clearly directed toward outdoor, nature oriented activities such as fishing and hiking. The top three existing activities jogging, bicycling and field sports will continue to show the greatest actual growth in participation days. However, because the population is aging, strenuous activities which experienced tremendous growth in the 1960's, will grow at a rate somewhat less than the population growth rate. Several activities, particularly off highway vehicle use, are not projected to increase at all despite population growth. Growth of "visiting historical and cultural sites" is expected to grow much faster than population growth.

The need for safe, secure recreational areas was explicit throughout the study. Landscaping, park design and maintenance must promote safety and visibility. Related to safety in part was the need for other persons to share in the recreational activity. The study found there is a great need to provide recreational activities and programs which increase opportunities for social interaction.

1978 Countywide Recreational Facilities Needs Survey

The Countywide Recreational Facilities Needs Survey identified recreation needs for the San Rafael and Las Gallinas Basins. More and better bicycle trails for both pleasure and transportation were the number one need expressed by residents of both areas, with more than 60% of respondents feeling they were needed. More and improved tennis courts, and more camping facilities were the next most expressed needs.

Additional swimming facilities were particularly desired by residents south of Puerto Suello Hill. Swimming facilities were among the top ten needs expressed by residents of the Las Gallinas Basin which includes Terra Linda, Santa Venetia and Marinwood/Lucas Valley, although this need may have been reduced by construction of the Indian Valley College pool. The need for additional swimming facilities south of Puerto Suello Hill continues to be unmet. San Rafael has no public indoor swimming pool or outdoor swimming pool available to the general public year around.

Other facilities which ranked high locally and County-wide in the County Recreation Survey include additional hiking and horseback trails, picnic facilities, teen centers, senior centers, gyms, racquetball and handball courts, community recreation buildings, small boat access to the Bay, and fishing and other boat launch facilities.

No local recreation needs surveys have been prepared since 1978. It is possible that recreation needs have changed somewhat as new facilities have been built or others lost, or due to shifting recreation interests. The heavy use of existing playfields suggests a continuing demand for well maintained organized sports facilities.

Other

Recent area and nation-wide surveys have also found gardening to be the top adult interest. The success of the Nova Albion and Pickleweed Park community gardens, suggest an unmet need for additional community garden space, particularly in higher density areas of the City with large adult populations.

1977 & 1981 City Open Space Acquisition Discussions

In 1972, the City of San Rafael passed a bond measure and the County of Marin established an open space district to purchase important open space lands. Discussions by the Open Space Priority Setting Committee and the Parks and Recreation and Planning Commissions in 1977 and 1981 resulted in the prioritizing and purchase of numerous open space parcels. Several high priority parcels have not been purchased due to lack of funds. Open space lands which were identified as important for recreational use have been included in the Recreation Element. The 1981 Open Space Priority list adopted by the Planning Commission follows:

Open Space Priorities List Adopted by Planning Commission 11/1781 After Three Public Hearings and Recommendations from the Parks and Recreation Commission:

A. Of Community-Wide Significance (no priority ranking)

   a. East San Rafael shoreline band

   b. East San Rafael marshland

   c. Bret Harte ridge

   d. Haas property

   e. Holiday Magic property

   f. Country Club/Loch Lomond

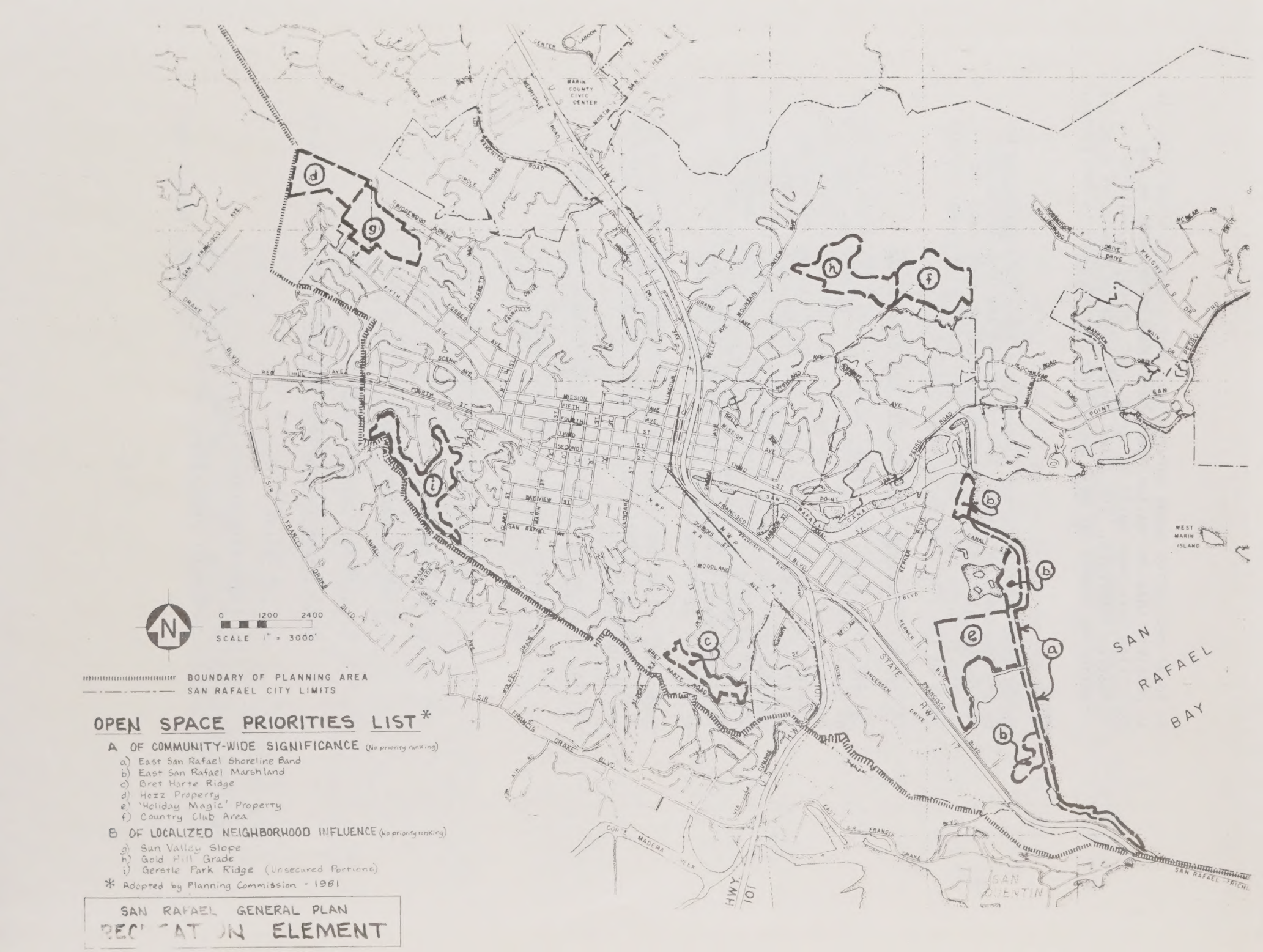
B. Of Localized Neighborhood Influence (no priority ranking)

   g. Sun Valley slope

   h. Gold Hill grade

   i. Gerstle Park ridge

(see reference map)


N
0 1200 2400
SCALE 1" = 3000'
BOUNDARY OF PLANNING AREA
SAN RAFAEL CITY LIMITS
SAN RAFAEL BAY
WEST MARIN ISLAND
SAN QUENTIN
HWY 101
MARIN COUNTY CIVIC CENTER
OPEN SPACE PRIORITIES LIST*
A OF COMMUNITY-WIDE SIGNIFICANCE (No priority ranking)
a) East San Rafael Shoreline Band
b) East San Rafael Marshland
c) Bret Harte Ridge
d) Hezz Property
e) 'Holiday Magic' Property
f) Country Club Area
B OF LOCALIZED NEIGHBORHOOD INFLUENCE (No priority ranking)
g) Sun Valley Slope
h) Gold Hill Grade
i) Gerstle Park Ridge (Unsecured Portions)
* Adopted by Planning Commission - 1981
SAN RAFAEL GENERAL PLAN
REC ATION ELEMENT

b. Identification and Evaluation of Regional and Community Recreational Facilities

China Camp/Barbier Open Space

China Camp State Park meets all high priority criteria for increased State-wide funding. It is a nature oriented park close to urban areas. It presently contains picnic areas, shore fishing, hiking, 31 campsites and a partially restored historic Chinese fishing village. Future development plans are in line with State and local priority needs: the park plan calls for continued restoration of the fishing village and addition of a Chinese Cultural Center, additional parking, picnic areas, bicycle, hiking and equestrian trails, and a small boat launch facility. There is an opportunity for expansion of China Camp Park if the City were to lease or dedicate the H. Barbier City open space land to the State. This would allow for coordinated development, patrol and maintenance of this area with China Camp. The Barbier lands are expected to be developed to provide pedestrian trails to the scenic former nike site and to China Camp, and possibly other low use facilities such as picnic areas which would be compatible with open space.

McNear's Beach County Park:

Two other city and county-wide facilities are McInnis County Park and McNears Beach County Park. McNears Beach County Park is a fully developed and heavily used facility offering beach and pool swimming, sailing classes, picnic areas and tennis courts. It is 55 acres in size, located on the eastern end of the San Pedro Peninsula, near China Camp State Park.

McInnis Park:

McInnis Park, located at the east end of Smith Ranch Road, is only partially developed with four multi-purpose turf athletic fields, including two softball diamonds, one of which is lighted, a canoe launch, and four lighted tennis courts. The original park master plan contains a velodrome (bicycle racetrack), family picnic areas, additional playfields, a tennis center, a swim center, and an equestrian center, hiking paths and overlooks.

Current use of the tennis courts indicate the need for a larger tennis center is no longer valid. Many private as well as public courts have been built throughout the County since the original plan was completed. It has also been determined that McInnis Park is not the right location for a major equestrian center.

The velodrome is not feasible to build in the present fiscal climate and will most likely be eliminated in a revised master plan.

Continuing cutbacks in County spending have greatly reduced the potential for public development of the planned facilities at McInnis Park. Consequently, the County is exploring joint ventures

with private concessionaires. A water theme park has been proposed to replace the swim center. The County Parks Department hopes that a compromise can be reached with State and Federal wildlife authorities and some portion of the remaining 350 acres of diked wetlands can be developed into some type of water-oriented facility.

McInnis Park would seem to be a natural, because of its relative isolation, good access and size, for intensive recreational facilities development. Additional recreational water facilities are particularly appropriate given the high demand for such facilities. However, it has become clear that park landscaping and design must be able to shield new facilities from the Santa Venetia neighborhood, 1,000 feet to the south.

A great deal of the needed landscape screening has been completed. Mounding and heavy tree planting has been installed on the south side of the park road back to the existing tennis court road. A large 20 foot mound has been installed that screens off the water theme park area. Additional landscape screening will be necessary as facilities are developed.

An addendum or update of the McInnis Park Master Plan is now being considered by the County and should be completed as soon as possible. This update should reflect existing general park development expectations, and develop management design and traffic performance standards that any new proposal must meet.

Adjacent to and north of McInnis Park is land owned by the Las Gallinas Valley Sanitary District. As a part of the sewage treatment facilities expansion, the District is providing a new freshwater marsh/pond, two storage ponds, a salt water marsh, and extensive hiking/bicycle trails around the freshwater pond and along the shoreline.

Proposed East San Rafael Shoreline Band

One city-wide special use facility currently designated in City Plans is the East San Rafael Shoreline Park Band. It will meet several high priority recreational needs by providing shoreline bicycling, hiking, jogging and nature viewing along a two mile waterfront. The approximately 100 foot wide shoreline band will be tied to Pickleweed Community Park on the north. Presently none of the levee has been improved although some portions have been secured for dedication. A portion of the shoreline band was the subject of a recent mitigation study to allow additional development on diked lands subject to Army Corps fill permits in exchange for levee improvements, enhancement of pond and marsh habitats, and provision of public access.

The shoreline band was also emphasized as being of the highest priority in Planning Commision and City Council open space acquisition discussions.

San Rafael Canal Shoreline

The San Rafael Canal shoreline is a potential community-wide recreation resource. Existing public access to the San Rafael Canal is limited, although the General Plan designates the entire Canal west to approximately Irwin Street as a "Water Oriented Review Area" where a long term goal "should be that of making the Canal predominantly a water oriented recreation or open space use area". (Page 20, General Plan) Additionally, increased public access to navigable waterways is a State policy implemented in part through the Subdivision Map Act. (Government Code Section 66478.4) The City Redevelopment Plan also contains as an objective improving access to the Canal and Bay shoreline (page 6, Redevelopment Plan). For the Recreation Element, staff evaluated visual and pedestrian access possibilities to the Canal for the next 15 to 20 years, given existing land uses.

North Side:

Good pedestrian access potential exists through the development approval process along the entire north side of the Canal between Irwin Street and Roland's Boat Works. The lots east of Montecito Shopping Center provide exceptional redevelopment opportunities, possibly for a restaurant or similar use, where visual and pedestrian access to the Canal could be guaranteed. Existing visual access opportunities along the north side of the Canal are by Lowry's Marina and the San Rafael Yacht Club. Residential development along most of the remainder of this shoreline precludes additional visual or pedestrian access. However, access that has been obtained through subdivision or other approvals includes a fishing access immediately west of the Marin Yacht Club tennis courts on Pt. San Pedro Road, and pedestrian access to the Bay over public open space from a public Bay Way parking lot. Public access is also proposed in the San Pedro Cove subdivision adjacent to the Loch Lomond Marina.

Loch Lomond Marina is a private facility which has a public boat launch facility and allows informal public pedestrian and fishing access out on the breakwater at the east end of the property. These are major recreational resources for area residents. The Loch Lomond Marina is very heavily used on weekends and holidays. Any site development approvals should secure public access. It would be highly desirable to maintain existing boating facilities and possibly locate a second small boat launch near the east end of the property, as well as clean up and improve the site.

South Side:

In the area bounded by Grand Avenue, East Francisco Boulevard, the San Rafael Yacht Harbor and the Canal, long term redevelopment opportunity exists for providing a Canal-front parkway which would tie the City's Beach Park, marinas and shopping areas together. However, internal circulation, access, and flooding are substantial problems which need to be overcome.

SAN RAFAEL CANAL
RECREATION / ACCESS POTENTIAL

Pedestrian access exists

Pedestrian access potential

Visual access exists

Visual access potential

(A) Good water oriented redevelopment opportunity; visual and pedestrian access.

(B) Water oriented redevelopment opportunity: Shopping, Restaurant, Marina. Flood mitigation, access improvements and internal circulation needed.

(1) Landscape, visual access only.

(2) Beach Park (boat launch)

(3) Landscape, walkway and building facade improvements needed.

(4) Pedestrian access, small park.

(5) 150 foot wide scenic and fishing access.

(6) Boat launch and pedestrian/fishing access.

(7) Informal fishing access.

(8) Four car parking, pedestrian access.

NORTH

0 1500

SCALE IN FEET

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
JANUARY, 1984

Minor pedestrian access to the Canal exists at the west end of Front, Mill and Canal Streets. The City maintains a small park with benches at the end of Canal Street. East of Harbor Street, apartments and condominiums and other residential development line the waterfront to Pickleweed Park three-quarters of a mile east. Additional Canal access in this area is very limited.

McNears Quarry Shoreline

After depletion of brick and rock resources at McNears Quarry, that 300 acre site is proposed to be developed with residential, office, commercial uses, and an inland harbor with marina. Consistent with the Bay Conservation and Development Commission Plan, Peacock Gap Neighborhood Plan and McNear Quarry Reclamation Plan, public access is to be provided along the entire bay frontage. The shoreline band is described in the Peacock Gap Neighborhood Plan as "a 100 foot wide shoreline park...(which) shall emphasize pedestrian and bicycle access to the Bay."

Marin Center:

The Marin Center could be considered a regional special use facility, with its auditorium, meeting halls and annual County fair. Outdoor facilities include a lagoon area surrounded by turf and paved areas for walking and jogging. Despite the lack of recreational amenities, the outdoor areas are well used. Minimal investments in a parcourse, additional picnic tables, a playlot or other such facilities would enhance site use for visitors, area workers, and neighbors from the several nearby city and county neighborhoods which are not well served by other public recreational facilities.

Albert Park

Albert Park is the city's principal community-level park serving the entire city. Albert Park has a very well used community center with a senior room, auditorium and meeting rooms, a tot lot, picnic area and four tennis courts. Future plans are to improve landscaping, renovate the existing fields and stadium, and improve playground apparatus and picnic areas. An additional two tennis courts and concession stand may also be added. This park is heavily used for organized sports and community center activities. Plans to improve landscaping may increase its desirability for quieter activities. Expansion of senior activities is important at this location as it is central to several neighborhoods with high senior citizen populations.

San Rafael High School:

The San Rafael High School complex is also a community recreational facility, probably the most important City organized sports facility. It has good access, parking and is heavily used. Key facilities here are the extensive playfields, 2 gyms, and a swimming pool

which could be covered for year round swimming at relatively low cost. There are no public indoor pools in Marin County and San Rafael High School provides a centrally located site for a year round swimming facility. The school also has 6 tennis courts which are in need of maintenance and an auditorium. The City Recreation Department runs programs at San Rafael High School daily between 3 PM and 10 PM. San Rafael School District has formed a committee to study the closure of one of its high school campuses. Maintenance of a portion of the recreation facilities at San Rafael High is very important if San Rafael High is to be closed.

Terra Linda Recreational Center:

The Recreational Center is a fully developed, heavily used community and neighborhood facility. Although it is only 3 1/2 acres in size, it contains a swimming pool, small turf and paved play areas, an outdoor stage and community center building.

Vallecito/Don Timoteo/Freitas School and Park Complex:

The Vallecito/Don Timoteo school's complex adjacent to Freitas Park provides numerous fields intensely used for organized sports. While the site has good access, space and parking, use is somewhat limited by surrounding residential land uses. As Don Timoteo has been closed as a public school, an important issue would be retention of the recreation facilities there if the school was ever sold. The School District recognizes their importance.

Pickleweed Park

Pickleweed Park is a 17 acre community and neighborhood park located adjacent to the San Rafael Canal. Only partially developed, existing facilities include turf sportfields, picnic areas, a playlot, community garden, community center and parcourse. Planned facilities include a group picnic area and childrens play areas. The Canalside levee will connect with the planned Shoreline park band.

Greater use could be made of Pickleweed's waterfront location by providing small boat access and/or a small fishing pier at its western end. These were highly rated citywide needs, and there is limited deepwater shorefront available to the public in San Rafael. Additionally a safe, secure park is an important consideration at Pickleweed. Lighting and landscaping improvements should continue to promote user safety.

c. City Bicycle Routes Plan

Additional and better bikeways for both recreation and transportation use were the most highly rated needs identified in the recent county-wide recreation needs survey. No bicycle path system exists in San Rafael, although a County-wide Bike Plan was adopted in the mid-1970's.

The ultimate goal of the proposed bicycle route plan is to build out the designated system and tie it into the county-wide system. Transportation routes are those needed to link City neighborhoods together and with specific destinations such as schools and parks. There is a significant need to provide safe bicycle routes to schools. Recreation routes are scenic and are primarily recreational in use.

To achieve implementation of bicycle lanes on designated routes, the City would pursue bicycle route funding from state and federal sources, and include bicycle routes in its capital improvement plans. Road improvement projects would include bicycle lanes, if at all possible, as part of the project on designated bicycle routes. Other implementation measures would include striping of bicycle lanes in conjunction with parking prohibitions; and signing, where this would be useful and appropriate (for example, to direct bicyclists to a parallel, lightly travelled route or to warn motorists that bicyclists share the road).

The proposed bicycle routes plan, which incorporates earlier county-wide Bike Plan routes, is an inter-neighborhood or community-wide one. It does not include bicycle routes of neighborhood importance only. Class I routes are separate bicycle paths. Class II routes are striped, on street bicycle lanes. Class III routes are signed bicycle routes. Bicycle lanes would generally be constructed to standards contained in the July, 1983 Caltrans "Bikeway Planning and Design" manual.

The bicycle routes plan map distinguishes between transportation routes and recreation routes. Bicycle routes for transportation purposes are further described as "High Priority" and "Lower Priority". High Priority routes are those where no alternate routes exist for a bicyclist to use. Improvements should, therefore, generally be prioritized on these routes. Lower Priority routes are so designated because they provide a logical overall bicycle route system. However, a bicyclist could choose to ride on a parallel, less heavily travelled street and may not use the designated route.

High Priority bicycle route connections include:

1. A good north/south route between the Civic Center and Mission Avenue.
2. A good east/west connection between the Civic Center and Terra Linda.
3. Old Lucas Valley Road to the existing Gallinas Creek bicycle trail.
4. Davidson School to Heatherton via Lindaro and the railroad spur.
5. Bellam Boulevard from Woodland to Kerner (the Woodland to Francisco link exists; it is important to retain).
6. South end of the East San Rafael shoreline to Sir Francis Drake Boulevard and the ferry terminal.

The Northwestern Pacific Railroad tracks have long been shown as a high priority planned bicycle route when that railroad line is abandoned by the railroad. However, the railroad right-of-way is also very important to the County's overall transportation system for high occupancy vehicle use to ease congestion on Highway 101. Designation of the railroad right-of-way as a bicycle route is not intended to preclude the use of the right-of-way as a transit route. It is intended that a bicycle lane be provided within the right-of-way and in conjunction with transit use.

Francisco Boulevard south of Bellam, Lincoln Avenue south of Puerto Suello Hill, and Woodland Avenue are designated as secondary routes only. If and when Kerner Boulevard is extended, it would replace the Francisco Boulevard Route. Bicycle routes on the Northwestern Pacific Railroad rights-of-way would eliminate the need for the Lincoln Avenue and Woodland Avenue bicycle routes. However, if for some reason the railroad rights-of-way were not to become available, or if it became imperative to provide bicycle routes in these areas, bicycle lane improvements would be scheduled on the secondary routes.

Six existing or potential routes stand out as meeting recreational needs:

1. North San Pedro Road through China Camp Park.
2. The proposed route along the levee in East San Rafael from Pickleweed Park to the San Rafael Rod and Gun Club.
3. A potential route along the shorefront of the McNear Quarry property.
4. Old Lucas Valley Road and Canyon Oak Drive between Lassen Drive and Miller Creek Road.
5. The existing Las Gallinas Creek route to Mcinnis Park.
6. A proposed shoreline levee route north of McInnis Park.

These routes are primarily recreational as a destination, although the Lucas Valley and Gallinas Creek routes also serve a transportation purpose.

d. Hiking and Equestrian Trails Plan:

With additional trails being a top rated Citywide need, provision of a comprehensive trail system is a high recreational priority. The Open Space Trails map identifies existing access points to open space trails. Designated trails are major trails or connectors which exist or are planned. Planned trail connections on private land should be secured and improved through subdivision approvals or other development applications. Where feasible, the City would accept easements or fee ownership of the trail connections.

The trails on public lands are primarily existing fire roads also used as hiking/equestrian paths. Given funding availability, clearer signing of trails and access points, improved maintenance of major trails and provision of parking are important.

The City Trails map corresponds to the more detailed Marin County-wide Trails Plan which also recommends dedication and improvement of proposed trails. The County Plan distinguishes between hiking only, horseback riding and hiking, and bicycling and hiking trails. The combination trails would have a wider right of way and /or improvement standard.

2. Neighborhood Recreational Needs and Facilities

a. Needs Identified

Neighborhood needs have been identified through an evaluation of neighborhood age characteristics, a field survey of existing neighborhood facilities, and adopted neighborhood plans. Neighborhoods are those identified in the 1974 General Plan. Unincorporated areas within the City's Planning Area are included.

b. Neighborhood Age Characteristics

Age characteristics of City neighborhoods vary significantly, which has implication for recreational needs identification. (See chart.) Adults over 65 primarily live in neighborhoods surrounding downtown: Montecito, Lincoln, Fairhills, Downtown itself and to a lesser extent Sun Valley, Gerstle Park and Dominican. They also are a relatively large segment of the population in east Northgate and southern Terra Linda. By contrast, adults over 65 are a very small segment of the population in the Canal, northern Terra Linda, Los Ranchitos, Peacock Gap, and Glenwood neighborhoods. This would indicate that expansion of senior activities, including community gardens, in and around downtown is important and Albert Park is an excellent central location. Senior recreational activities, along with good access, would also be important in the development of any new Northgate area parks. Emphasis on senior activities in the Canal, on the other hand, would be misplaced.

Children are most prevalent in the outlying single family neighborhoods of Peacock Gap/Glenwood, northern Terra Linda, and Mont Marin. Downtown and Northgate East have the fewest. This has implications for location of additional sportfields, tot lots and teen centers.

Active adult facilties such as tennis courts, parcourses and tracks, could expect to receive good use if located in or near the Canal, Gerstle Park, Downtown and Northgate east of 101, where nearly half of neighborhood population is between the ages of 18 and 34.

Following are detailed neighborhood evaluations.

SAN RAFAEL AGE CHARACTERISTICS BY NEIGHBORHOOD (%)

NEIGHBORHOOD	TOTAL POP.	UNDER 5	5-17	ALL CHILDREN	18-34	35-54	55-64	65+	55+	MINORITY %	PPH
West End	3,396	4%	13%	16%	32%	30%	10%	12%	22%	4%	2.23
Gerstle Park	1,789	4	10	14	51	16	7	13	20	7	1.83
Bret Harte	1,499	5	15	20	36	23	11	10	21	12	2.2
Picnic Valley	1,670	4	13	17	37	24	10	12	22	5	2.15
Southern Heights	87	2	12	14	14	24	28	20	48	0	2.29
Canal	5,165	5	13	18	46	22	8	6	14	19	1.99
Peacock Gap/Glenwood Loch Lomond	4,738	4	25	29	16	35	14	7	21	3	3.03
Country Club/Bays Ac.(Uninc.)	1,307	3	21	24	18	30	11	16	27	3	2.75
Montecito	1,813	5	11	16	39	16	8	21	29	8	2.0
Dominican	3,059	4	18	22	24	27	13	13	26	6	2.7
Lincoln	2,681	4	11	15	39	21	9	16	25	7	1.88
Downtown	1,117	3	5	8	44	15	9	24	33	9	1.48
Sun Valley	2,045	4	15	19	30	25	12	14	26	3	2.4
Merrydale	1,319	5	15	20	38	21	12	9	21	13	2.15
Los Ranchitos	462	4	20	24	19	36	15	6	21	5	3.09
Terra Linda S/O Freitas	3,796	4	19	23	20	29	14	14	28	7	2.74
Terra Linda N/O Freitas	4,050	5	23	28	40	16	11	5	16	7	2.85
Mont Marin/San Rafael Park	2,358	4	27	31	18	33	11	7	18	5	3.09
Northgate East	2,171	3	7	10	43	21	9	17	26	10	1.78
Santa Venetia (Uninc.)	4,078	5	17	22	29	25	12	12	24	8	2.68
Fairhills	831	3	16	19	20	28	16	17	33	2	2.47
Marinwood/Lucas Valley	6,409	5	26	31	22	32	10	5	15	7	3.06
Incorporated City Total	44,700	4	16	20	33	35	11	11	22	8	2.32
Planning Area Total	57,451	4	17	21	30	27	11	11	22	8	2.42

c. Neighborhood Facilities:

West End:

West End neighborhood is a mixed single family/multiple family neighborhood southwest of downtown with approximately 3400 residents and an even age distribution. The West End is poorly served for public recreational needs because there are no public parks or school facilities and virtually no suitable site for such facilities. Open space lands do provide informal hiking opportunities to the southern half of the neighborhood. Access to these areas could be improved. West End south of Fourth Street is also served by Albert and Gerstle Parks although they are 1/2 to 1 mile away. North of Fourth street, the small Sun Valley Park is the nearest neighborhood park. The recent Grove Hill subdivision approval will provide direct pedestrian access to Sun Valley Park from West End.

Gerstle Park:

Gerstle Park neighborhood, with approximately 1800 residents, is densely developed with many apartments and smaller single family homes. It has the lowest percentage of children (14%) and highest percentage of young adults aged 18-34 (51%) in the City. Active adult recreational facilities (tennis courts, parcourses, jogging paths, swimming pools and sportfields) could therefore be expected to be well used. Additionally, the neighborhood's age mix and development pattern suggest a strong need for community garden space.

The neighborhood is well served by recreational facilities at Gerstle Park, Albert Park and Davidson Schools. Sportfields and tennis courts, picnic areas, playlots, and community center activities are readily available. The variety of uses at existing parks could be increased to provide, for example, a parcourse. The closed Short School, now in use as a successful City run day care facility, is not critical for provision of additional neighborhood recreation facilities.

Bret Harte/Picnic Valley:

Bret Harte and Picnic Valley's 3200 residents live in modest single family homes and some apartments. Neighborhood age distribution is balanced. The area is served by tiny Bret Harte Park, by Davidson School, by Albert Park and by the Laurel Dell schools. Albert Park is 1/2 to 1 mile away from Bret Harte. Laurel Dell Primary and Intermediate schools, now closed, provide a playlot and some poorly maintained paved playyards.

Needs in this area are for adult recreational facilities such as picnic areas, parcourses, hiking, and community garden space; playyard, tot lot and playfield needs are well met.

A good opportunity exists to acquire hillside land adjacent to Bret Harte Park to provide picnic and hiking opportunities and a link to nearby open space lands. The Laurel Dell Schools are not critical for recreational use because of their proximity to Davidson School, but they do provide land opportunities for community garden space, a track, etc. The Elementary School also provides a playlot which serves Picnic Valley. The playlot should be retained at Laurel Dell or relocated to Davidson School.

The Canal:

More than 5000 residents live in the Canal neighborhood, primarily in multi unit residential complexes. The Canal is also a major employment area. There is a high percentage of young adults (46%) and the lowest percentage of adults over 55 (13%) in the City. Based on age distribution, neighborhood park facilities should concentrate on active recreational uses for younger adults and deemphasize senior recreational activities. However, many seniors living in the Canal area are those most likely to need and use public services, thus senior activities should not be eliminated. All existing residents live within a half mile of Pickleweed Park, the major area recreational facility. Pickleweed Park is a community-wide park which also serves as a neighborhood park to the adjacent neighborhood.

The Canal has a large amount of recreation land available or proposed. However, with an existing population of 5200, and more than 1000 new homes proposed, location and population standards would lead to development of a new neighborhood park to serve the southern part of the residential neighborhood. This recommendation is compatible with Redevelopment Plan objectives for the neighborhood. The new park is recommended to be located adjacent to the proposed shoreline park band, although this location may be reevaluated in the proposed Neighborhood 30 Plan.

Existing facilities include the partially developed Pickleweed Park with its community center, turf sportsfields, picnic areas, playlot and parcourse; the Schoen Park playlot and Bahia Vista School paved playyards. Small boat sailing classes are presently conducted at the Beach Park fishing pier, located within a mile of the neighborhood. Informal hiking is possible along portions of the unimproved, 2 mile long East San Rafael levee. This levee will eventually be secured and improved for jogging, hiking & bicycling from Pickleweed Park to Highway 17. Pickleweed will continue to be developed in accordance with its Master Plan.

Peacock Gap:

Peacock Gap, with approximately 1500 residents, has, along with Glenwood and Loch Lomond, the highest percentage of children in the City. It is a single family home neighborhood of older families;

numbers of young adults and elderly are very low. Older children tend to be those most involved in organized sports activities. Yet this is one of Peacock Gap's greatest recreational defenciencies. Children must go to Glenwood School, 1-2 miles away for organized sports activities. The neighborhood does have other facilities. McNear's Beach County Park, approximately 1/2-1 mile away, provides swimming, sailing lessons and tennis. The undeveloped Peacock Gap school site contains a tot lot and land for informal baseball and soccer practice. There are enormous opportunities for hiking in adjacent open space and China Camp Park, and recreational bicycling along North San Pedro Road.

The Peacock Gap Neighborood Plan limits near term residential development potential to some 300 units; sometime after 1990, the McNear Quarry will be redeveloped with additional residential and commercial uses. The Plan also addresses future neighborhood recreational opportunities. The Plan requires provision of access to open space in some new developments, and bicycle routes throughout the neighborhood. The Plan requires retention of a tot lot on the school district site when that site is developed. It also requires developers in the neighborhood to dedicate and develop a six to seven acre neighborhood park on the western side of the golf course.

Dedication of the neighborhood park site is expected in the near future; therefore, a Master Plan has been prepared for park development. Based upon a neighborhood recreational needs survey, the Peacock Park Master Plan includes a parcourse and hiking trails, a children's play area, tot lot, two tennis courts, a softball field, irrigated turf areas and a restroom facility.

The Neighborhood Plan further provides for a shoreline parkband around the perimeter of the McNear Quarry parcel, to be developed primarily for hiking and bicycle access. The Reclamation Plan for the Quarry property also contains a proposed inland harbor and marina development, and marshland restoration.

Glenwood/Bayside Acres:

The Glenwood and unincorporated Bayside Acres neighborhoods are very similar in character to Peacock Gap. Their 3500 plus residents are well served, in terms of amount of land, types of parks and facilities available, by Glenwood School and Victor Jones Park. The centrally located Glenwood School is vital for provision of organized sports, tennis and playfield activities. Victor Jones Park is more than 1/2 mile distant from part of Bayside Acres. Both facilities are well maintained and attractive. Ample informal hiking opportunities exist in nearby open space areas. McNears Beach County Park is also reasonably accessible to the neighborhood (1 1/2-2 Miles away), and Point San Pedro Road provides bay views. Since there are no plans to close Glenwood School, recreational needs of these neighborhoods should continue to be well met.

Loch Lomond/Country Club:

Loch Lomond and the unincorporated Country Club neighborhoods are neighborhoods of large single family homes. Older families with children predominate, as in Glenwood and Peacock Gap; however, the number of older adults (55+) is also moderately high. Total population is about 1300, low to support a neighborhood park. Westerly portions of Country Club lie within a half mile of Dominican College and San Rafael High. The remainder of Country Club and all of Loch Lomond are poorly served by public recreation facilities.

San Pedro School, the only public facility in the area, contains a multi use sportfield which is important for city-wide soccer and baseball use. It also receives neighborhood use. However, the school has been closed and is expected to be sold in the future. It is a noisy location for more passive park uses. While retention of a portion of the site in sportfields is important to City organized sports programs, a neighborhood park in this location is probably unjustified.

Montecito:

Montecito's 1800 residents live in a mixed, higher density area of apartments and smaller family homes. This neighborhood has the highest portion of adults over 55 in the City (29%). Young adults aged 18-34 also constitute a high percentage of the Montecito population (39%). As the percentage of children under 5 is high for San Rafael, young families are an important segment of this neighborhood. Neighborhood recreational facilities, however, serve primarily older children and young adults.

Montecito contains San Rafael High School with its numerous playfields, tennis courts, gyms, track and swimming pool. These facilities are critical to the City's overall recreational program and are used by the neighborhood. The San Rafael High School District is currently considering closure of either San Rafael High or Terral Linda High. If San Rafael High is closed, maintenance of some recreation facilities there will be of the highest priority. Coleman School, at the other end of the neighborhood, does provide informal playfields, hard courts, and childrens play equipment. However, it is noisy due to proximity to 101 and has poor accessibility to part of the neighborhood.

Dominican:

The Dominican neighborhood shares the same recreational facilities as Montecito, although San Rafael High is a mile or more away. The neighborhood contains a population of more than 3000 and is primarily a single family residential area housing older families. There are few young adults aged 18-34. As with Montecito, public recreational space must be reserved to serve this neighborhood if the status of any of the schools or colleges change. Dominican College and Coleman School are centrally located to both the Montecito and Dominican neighborhoods.

Lincoln:

The population characteristics of the Lincoln neighborhood are consistent with its generally higher density, multiple family residential housing stock. Of the 2700 residents, a high percentage are adults aged 18-34 (39%) or 55 and older (25%). Only 15% are children.

Lincoln neighborhood depends on Coleman School for childrens playfields. It is the nearest such facility although it is 3/4-1 mile away and across the freeway (via a pedestrian over crossing). Boyd Park, also a half mile or more away, provides tennis courts, picnic and tot lot facilities, as well as hiking opportunities and scenic overlooks. A small isolated turf area in Boyd Park is available for informal game playing, but it might better serve the neighborhood as a community garden, particularly if a direct pedestrian access from Nye Street could be provided at some time in the future. Access to Boyd Park from most of the Lincoln neighborhood is circuitous.

Although a closer neighborhood facility can be justified on a population basis, there is no suitable vacant land for such a facility. Larger new development projects should therefore incorporate recreational amenities on site.

Downtown:

Downtown workers and approximately 1100 residents are well served by public facilities at Boyd Park and Albert Park. Downtown residents are either older (33% aged 55 or more) or young adults (44% aged 18-34); only 8% are children. Varied recreational facilities are available for casual lunchtime and resident use, and Albert Park Community Center provides senior activities. Vacant downtown lots should be considered for temporary community garden use.

The non-profit Whistlestop senior center also serves area seniors with extensive recreational programs. Because of the high percentage of adults and lack of private open space for downtown residents, vacant downtown lots not expected to develop in 5-10 years should be considered for temporary community garden use.

Sun Valley/Fairhills:

Sun Valley is characterized by modest single family homes. Age distribution is balanced. Fairhills, a large single family home area, has a high percentage of adults. Neighborhood population totals 2,800.

Children's recreational needs in these neighborhoods are fairly well met through Sun Valley School and Sun Valley Park, although Sun Valley School is more than 1/2 mile from Fairhills residents,

and Sun Valley Park is small. Adult recreational facilities are less available. Boyd Park provides hiking and tennis, but is distant to most of the neighborhood. No easy sites exist in the neighborhood for park development; remnant parcels are steep, highly visible and may have stability problems. However, if the City/neighborhood were able to acquire open space land for recreational development, adult recreational activities should be stressed (parcourse, hiking, scenic lookouts and picnic areas, etc.). Additionally, land purchases and trail development should tie in to Terra Linda and San Anselmo open space.

The "Neighborhood 13/14 Plan" contains two recreation recommendations:

1) Development of a more direct access between the neighborhood and Boyd Park through an undeveloped parcel off El Cerrito Drive; and

2) development of a bicycle path/walkway along Fifth Avenue to improve safety.

The Boyd Park access has been secured through a subdivision approval.

Additionally, a 5000 square foot mini-park is to be dedicated to the City as part of the Grove Hill subdivision. This park provides access from Fifth Avenue to open space areas to the south.

San Rafael Academy at the southern edge of the Fairhills neighborhood, has playfields and an indoor swimming pool. The City should explore joint use of the Academy's facilities which are presently not open to the public.

Merrydale/Los Ranchitos:

The unincorporated Los Ranchitos neighborhood is characterized by large single family homes and older families. Merrydale, a City neighborhood, is much more densely developed with small single family homes and some large apartment complexes. There are no public recreation facilities within these two neighborhoods to serve the 1,800 residents, although the closed Hartzell School to the north is within a half mile. Hartzell School yards are not maintained or well used. Access from the Merrydale neighborhood to the school site involves crossing busy Ranchitos Road.

Hartzell is expected to be sold in the future. Total unserved population which would be served by development of park facilities at Hartzell is marginal for a full scale neighborhood park at this location. However, a small playlot at this location would serve young children in these neighborhoods and some nearby Terra Linda residents as well. An alternative to recreation development at Hartzell would be improvement of the 101 underpass and development of neighborhood recreational facilities at the Civic Center/lagoon area. The Civic Center site could also serve other nearby neighborhoods.

Terra Linda south of Freitas Parkway:

The 4000 residents of this neighborhood are generally well served by Freitas Park, extensive school facilities at Don Timoteo, Vallecito, Terra Linda High, and a successful community garden at former Nova Albion School. Available are picnic areas, playlots, wading pools, tennis courts, a parcourse and numerous playfields and hardcourts. The City runs a child care center in a portion of the closed Don Timoteo School. The fields and courts of Don Timoteo/Vallecito and nearby Terra Linda High School provide a key sports complex and are extensively used. Don Timoteo should not be lost as a recreational use. Field maintenance needs some improvement and there is no night lighting: lighting has been opposed by surrounding residential development. The neighborhood is primarily single family homes, although numerous apartments are located along Nova Albion and Las Gallinas. Older families and older adults predominate. The San Rafael School District is currently discussing closure of either Terra Linda or San Rafael High School. Were Terra Linda High School to be closed, maintenance of some recreation facilities there would be a very high priority. The high school contains key soccer and baseball fields, good tennis courts and a gym.

Terra Linda north of Freitas Parkway:

Public recreational facilities serving the 4,000 residents of this largely single family neighborhood of families with children include extensive open space areas, Santa Margarita School, Santa Margarita Park, the Terra Linda Recreational Center, Hoffman Field and Oleander Park. Residents, again, are well served. Recreational playfields are provided at Santa Margarita School and Hoffman Field. Both Hoffman Field, leased on an annual basis from the school district, and Santa Margarita School, to be closed in the near future, are very important for organized sports activities. Santa Margarita School has good fields and a great deal of space. It also has a well used multipurpose room. Terra Linda Recreational Center, although small, operates as a community park as well as a neighborhood park because of its community center building and outdoor swimming facilities. It also has informal turf and picnic areas, hardcourts and play equipment. Santa Margarita Valley Park provides picnic areas and tennis courts. Its isolation makes design safety important. Oleander Park provides a tot lot, picnic tables and a turf field. The surrounding neighborhood is satisfied with the low level use of this park.

Mont Marin/San Rafael Park:

This primarily single family area contains a very high (31%) percentage of children under 18. Its 2300 residents are served by Oak View School and the largely undeveloped Mont Marin Park

and Open Space area. The closed Oak View School has sportfields, paved playyards and play equipment which serves a portion of the neighborhood. However, it is not important for organized sports programs and access is poor.

Bernard Hoffman field, Mont Marin Park and Oleander Park are more distant alternate recreational sites for these residents were Oak View School ever sold.

Mont Marin Park/Open Space, purchased jointly by the Mont Marin homeowners and the City, presently contains about three acres of turf fields within the approximately 195 acres of flat to steeply sloping open space land. Mont Marin Park has great potential for some additional neighborhood park development. Approximately five acres of land is relatively flat and can accomodate more varied park uses. The parksite has the advantage of its Miller Creek setting for hiking and picnicking. Vehicular access can be provided from Old Lucas Valley Road, which would avoid access through the residential neighborhood. Any planning and development must be accomplished together with area residents.

Northgate East:

Approximately 2200 persons live in the Northgate neighborhood east of Highway 101, primarily in apartments located near the freeway (1600) and in the Contempo Marin Mobile Home Park (600). Percentages of children and household size are low compared to City averages.

Persons aged 18-34 are the dominate age group (43%) with residents 55 or older also constituting a large proportion (26%). There are no public recreational facilities in the neighborhood, although there are open space lands adjacent. Additionally, the Marin Center lagoon and McInnis Park are 1/2-1 1/2 miles away. This neighborhood contains several large undeveloped parcels with substantial development potential (approximately 2,200 units). Because of parcel sizes and isolation, the existing and potential neighborhood population affected, and lack of neighborhood facilities, two recreational facilities are warranted: one in Smith Ranch and one to the south of Channing Way.

A public park in the vicinity of Channing Way could serve many existing residents, thus pedestrian access from Channing to a park site should be provided. Recreational facilities should be geared to provision of adult recreational needs. Development of additional public park facilities at the Civic Center could also help meet this neighborhood's recreational needs.

Civic Center/Santa Venetia:

The Civic Center and unincorporated Santa Venetia neighborhoods, with 4,000 residents, have a fairly even age distribution similar to Sun Valley. The area contains primarily single

family homes. Recreation needs are met by three small parks, two elementary schools and a junior high. Additionally, the Marin Center provides informal picnicking, hiking, jogging and turf around a lagoon. The Civic Center would be a natural location for additional recreational facilities to serve this neighborhood as well as the Merrydale and Northgate East neighborhoods.

Pueblo Park is a classic small neighborhood park providing a variety of activities to all age groups. It is well maintained and very well used. Other facilities are small, limited in use, scattered, and less well maintained, The schools provide paved or turf playfields while the other parks are basically turf. One neighborhood school (McPhail) has already been closed. Gallinas Community Services District has maintained the softball field at McPhail. Santa Venetia Junior High was recently merged with Davidson Junior High. Gallinas Elementary School then moved to the Santa Venetia School site. Retention of a portion of the closed Gallinas School site would provide centrally located land for a multi use neighborhood park.

One existing "recreational site" is Castro playfield, owned by Little League. Surrounded by homes and not visible from the street, it has become a neighborhood nuisance. Being too small for Little League games, it has not been used or maintained for approximately three years. The area is the only public recreational land within approximately 1/2 mile of many homes. If the site is retained as a recreational site, it should be developed and maintained by the county. A small caretakers unit could solve the policing problems, along with a change in recreational use of the site to a community garden, playlot, senior activity area, etc. As the facility exists, it would be better closed off.

Marinwood/Lucas Valley:

Marinwood/Lucas Valley, an unincorporated community of single family homes is similar in character to Peacock Gap/Glenwood i.e., an area of older families. It is well served by four schools, three of which will be closed by 1985, Lucas Valley Community Center and Marinwood Park. The two parks, owned and maintained by the Marinwood CSD and Lucas Valley CSA are exceptional facilities providing tennis courts, turf fields, swimming pools and playlots. Marinwood Park also has a recreational center, paved walking paths and picnic areas along Miller Creek. The schools each are important to their immediate neighborhoods in providing sportfields, paved courts and playyards and are well used.

Miller Creek School, which will remain open, has a track, gym and auditorium. Of the schools closed or closing, M. Silveira, is more highly rated for community use because of its major little league field and large soccer field. Dixie School is

rated more highly than Lucas Valley School in that it is not only central to an existing neighborhood and nearly adjacent to the Lucas Valley community center, but it provides the nearest public playfields to major planned low density residential areas along Lucas Valley Road. Nearly 450 additional homes are planned west of the existing Marinwood neighborhood.

Should the school district ever sell any of the school properties in Marinwood, the City should encourage rentention of portions of each for playfield and tot lot use. The county should also require provision of extensive onsite recreation facilities in the outlying new subdivisions due to their low density character, (i.e., lack of population to support additional public neighborhood park facilities) and the distance to existing neighborhood park and school facilities.

North San Rafael

Major new residential growth is eventually planned between the existing city limits of San Rafael and Novato east of Highway 101. The location and density of planned residential growth is yet to be determined, therefore, numbers and locations of additional proposed neighborhood parks are yet to be determined. However, once plans are adopted for the area, parks should be located to conform to Recreation Element standards. That is, the parks should serve neighborhoods of 2000-5000 population within a radius of approximately 1/2 mile. Desirable park sizes are 5 acres or more.

3. Role of School Facilities and Sites in Meeting Recreational Needs:

The role of schools in the provision of recreational facilities and land in San Rafael is a critical one. Many neighborhoods which lack neighborhood parks, or have parks inadequate in size for provision of varied activities, depend heavily on neighborhood schools for satisfaction of certain recreational needs, particularly organized sports activities. Nearly all city schools provide significant sports activities to their neighborhoods. Both high schools also provide specialized citywide facilities: gyms, swimming pools and free tennis courts largely unavailable elsewhere.

The City has long standing agreements with the School Districts to jointly maintain and operate playfields and other recreation facilities for community use. For example, it has a joint powers agreement with all School Districts to coordinate the community's use of all school playfields. The City also staffs all multipurpose rooms and gyms when they are used by San Rafael High School from 3:00 PM to 10:00 PM daily. At both Glenwood and Don Timoteo Schools, City tennis courts are located on School District land. The City maintains the courts. For five years, the City has maintained and leased Bernard Hoffman field on an annual basis from Dixie School District. Additionally, formal and informal arrangements exist

between the School Districts and the City for maintenance and repair of some school playfields. The City Recreation Department operates day care programs at five schools. Such arrangements emphasize the importance of school facilities to the City's Recreation program.

The importance of schools as recreational facilities is common in many cities. What makes it a matter of concern in San Rafael is that 6 to 8 out of the 10 schools in Dixie School District, and 6 to 8 out of the 15 schools in the San Rafael School Districts are expected to be closed by 1985.

The San Rafael School Districts expect to sell some of their surplus sites. Dixie School District is more likely to lease its closed schools. When sites are sold, retention of existing recreational facilities will be a very important issue at many sites. Retention of recreation facilities may even be an issue with some lease arrangements. This is a fact that the districts recognize while trying also to maximize income from surplus sites.

Retention of school recreation facilities is important because the schools provide playfields, hardcourts and other facilities not otherwise available to their neighborhoods and community at large. Second, the schools have existing investments in recreation facilities that would be difficult to replace. Third, schools are often located on the only land left in the neighborhood which is suitable for intensive recreation facilities.

Responding to the surplus schools issue, the State passed the Naylor Bill (Education Code Sections 39390-39404) which allows cities to purchase outdoor school recreation facilities at reduced prices. To qualify, the City or other public agency must have an adopted plan identifying portions of surplus school sites it desires to retain for recreational use.

The Naylor legislation is helpful in retaining school recreation facilities but it is limited in scope. School gyms, multi-purpose rooms, and the City's child care programs are also desirable to retain but do not qualify for purchase under Naylor legislation which limits purchases to:

> "...land which is used for school playground, playing field or other outdoor recreation purposes and open space land particularly suited for recreational purposes."

Additionally, there are several school sites which are closed or closing but which are not officially "surplus"; and surplus schools not within City limits that also provide important community recreation facilities.

Table A identifies surplus school acreage the City may wish to purchase through Naylor rights if the site is offered for sale. Purchase is a last resort and would be considered only if all other

lease, dedication or joint maintenance agreements fail, or if it were the most economical option for the City. The City would not purchase schools outside city limits. Acreage not designated for retention is designated as property the City does not desire to purchase through Naylor rights.

Table B identifies closed or closing school sites which are not yet "surplus" which (within city limits) the City may eventually wish to purchase through Naylor rights.

To address the entire school recreational facilities issue, Table C provides a planning area priority listing of closed or closing school sites, based on the variety of facilities provided onsite or as a part of a recreation complex, the site's importance to City sports programs and in meeting neighborhood and other community recreational needs. Highly rated schools have a variety of facilities which are well used by the community. Lower priority facilities have neighborhood importance and lower community-wide use. This listing should facilitate evaluation of potential purchases, negotiations for lease arrangements, etc. The City would consider purchase of sites within City limits only.

Table D lists schools expected to remain open.

Maps A through H show the portions of City Schools identified in Tables A, B, and C.

Naylor legislation requires that the City describe the general location of the portion of property it desires to purchase without designating metes and bounds. Maps A through H delineate recreation facilities on portions of school sites that the City desires to retain. The Recreation Element provides the property description for purposes of meeting the Naylor legislation; it is understood there is some room for negotiating other portions of the site where this would be beneficial to the City, school district and other interested groups and agencies.

Designation of certain school facilities for retention in the recreation element means the City will, if possible, attempt to secure those facilities for future recreation use if the site is to be sold. As soon as the school district decides to sell the site, the City and school district should work together to decide upon the most appropriate strategy to retain those facilities. If purchase is necessary, the City would ultimately have the responsibility for securing funding in a timely manner, with the help and cooperation of the districts and interested neighborhood and organized sports groups. Prior to any purchase, cost benefit studies would analyze the ongoing maintenance costs to the City.

TABLE A

SURPLUS SCHOOL SITES WITH ACREAGE THE CITY MAY WISH TO RETAIN THROUGH NAYLOR LEGISLATION

Surplus School Sites	Total Surplus Acreage w/in City limits	Approximate Acreage Desirable for City to Retain <% of total>
San Rafael Elementary		
Peacock Gap School Site	10.0	0 (.25 acre playlot reserved through subdivision approval)
Short School	1.0	0 (day care use does not qualify for Naylor purchase)
San Pedro School	7.28	3 (existing playfields and parking)
Hartzell School	10.0	0-.5 (playlot expected to become part of subdivision approval)
TOTALS:	28.28	3-3.5 <10.6-12.4%>
San Rafael High School		
Two lots adjacent to San Rafael High School	.5	0
TOTALS:	.5	0
Dixie Schools		
Bernard Hoffman Fields	3.8	2.8 (existing playfields)
Don Timoteo	10.0	5.24 (playfields, hardcourts, parking)
Oak View	13.0	0
TOTALS:	26.8	8.04 <30%>

TABLE B

POTENTIAL SURPLUS SCHOOL SITES WITH ACREAGE
THE CITY MAY WISH TO RETAIN THROUGH NAYLOR LEGISLATION

Potential Surplus Sites	Total	Approximate Acreage Desirable for City to Retain <% of total>
San Rafael Elementary		
Laurel Dell Primary	1.2	0
Laurel Dell Intermediate	1.0	0
TOTALS:	2.2	0
San Rafael High School		
San Rafael High	29.16	8.75 (football/track, playfield, swimming pool, parking) <30%>
or		
Terra Linda High	30.2	9.06 (tennis courts, playfields, access, parking) <30%>
Dixie Schools		
Santa Margarita	11.0	5-6 (playfields)
Nova Albion	10.38	0-1.0 (community garden site: may be dedicated as part of site development approval)
TOTALS:	21.38	6.4 <30%>

TABLE C

PLANNING AREA PRIORITY LISTING OF SURPLUS
OR POTENTIALLY SURPLUS SCHOOL RECREATION FACILITIES

Higher

San Rafael High School
football stadium/track
playfields
swimming pool
tennis courts
gyms
parking

or

Terra Linda High School
tennis courts
playfields
gym
parking

Don Timoteo
playfields
hardcourts
child care program
parking

Santa Margarita
playfields
multi-purpose room

San Pedro
playfields
parking

Hoffman
playfields

Mary Silveira (unincorporated)
playfields

Old Gallinas (unincorporated)
playfields

Dixie (unincorporated)
playfields

McPhail (unincorporated)
playfields

Lower

Hartzell
children's play area

Short
child care program

Nova Albion
community garden

Lucas Valley (Unincorporated)
playfields

Oakview
Laurel Dell Primary
Laurel Dell Intermediate
} not proposed for retention

TABLE D

PLANNING AREA SCHOOLS EXPECTED TO REMAIN OPEN

Bahia Vista

Coleman

Davidson

Gallinas (at old Santa Venetia site - Uninc.)

Glenwood

Miller Creek - (Uninc.)

San Rafael High School or Terra Linda High School

Vallecito

Sun Valley

SCHOOLS RATING MATRIX

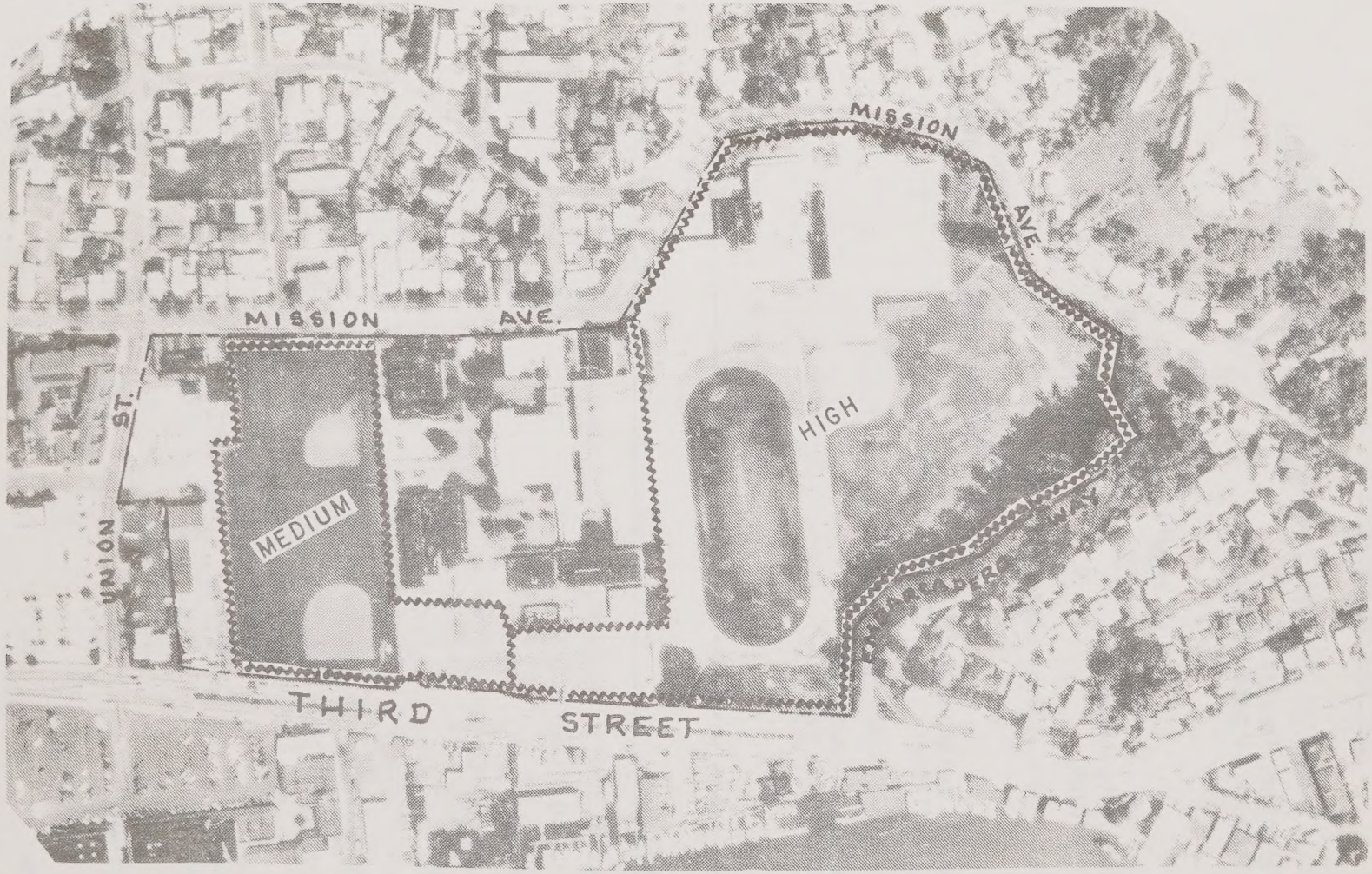
	few		many, significant
A. Variety of important facilities provided on site or as part of complex	1	2	3

	no regular use	light	medium	heavy, several groups)
B. Use of facilities by organized sports, other groups	0	1	2	3

	generally adequate	marginal	inadequate or lacking
C. Adequacy of other neighborhood recreational facilities	1	2	3

D. Contains unique, or important community-wide public facility +1

School District	School	A	B	C	D	Total
SRHS	San Rafael High	3	3	3	+1	10
SRHS	Terra Linda High	3	3	1-2	+1	8-9
Dixie	Don Timoteo	3	3	1	+1	8
Dixie	Santa Margarita	2	2.5	2		6.5
SR	San Pedro	1	2	3		6
Dixie	Hoffman	1	2	2		5
Dixie	Mary Silveira	1	2	2		5
SR	Gallinas (old)	1	2	2		5
Dixie	Dixie	1	1.5	2-3		4.5-5.5
SR	McPhail	1	1.5	2		4.5
SR	Hartzell	1	0	2-3		3-4
SR	Short	1	0	1	+1	3
Dixie	Nova Albion	1	0	1-2	+1	3-4
Dixie	Lucas Valley	1	1	1		3
Dixie	Oakview	1	0	1-2		2-3
SR	Laurel Dell Primary	0	0	1		1
SR	Laurel Dell Int.	0	0	1		1



Recreation Facilities desirable to retain, with indication of relative priority.

Note: Naylor potential for up to 8.75 acres of high rated outdoor recreation facilities/land.

NORTH

0 100 200 300

SCALE IN FEET

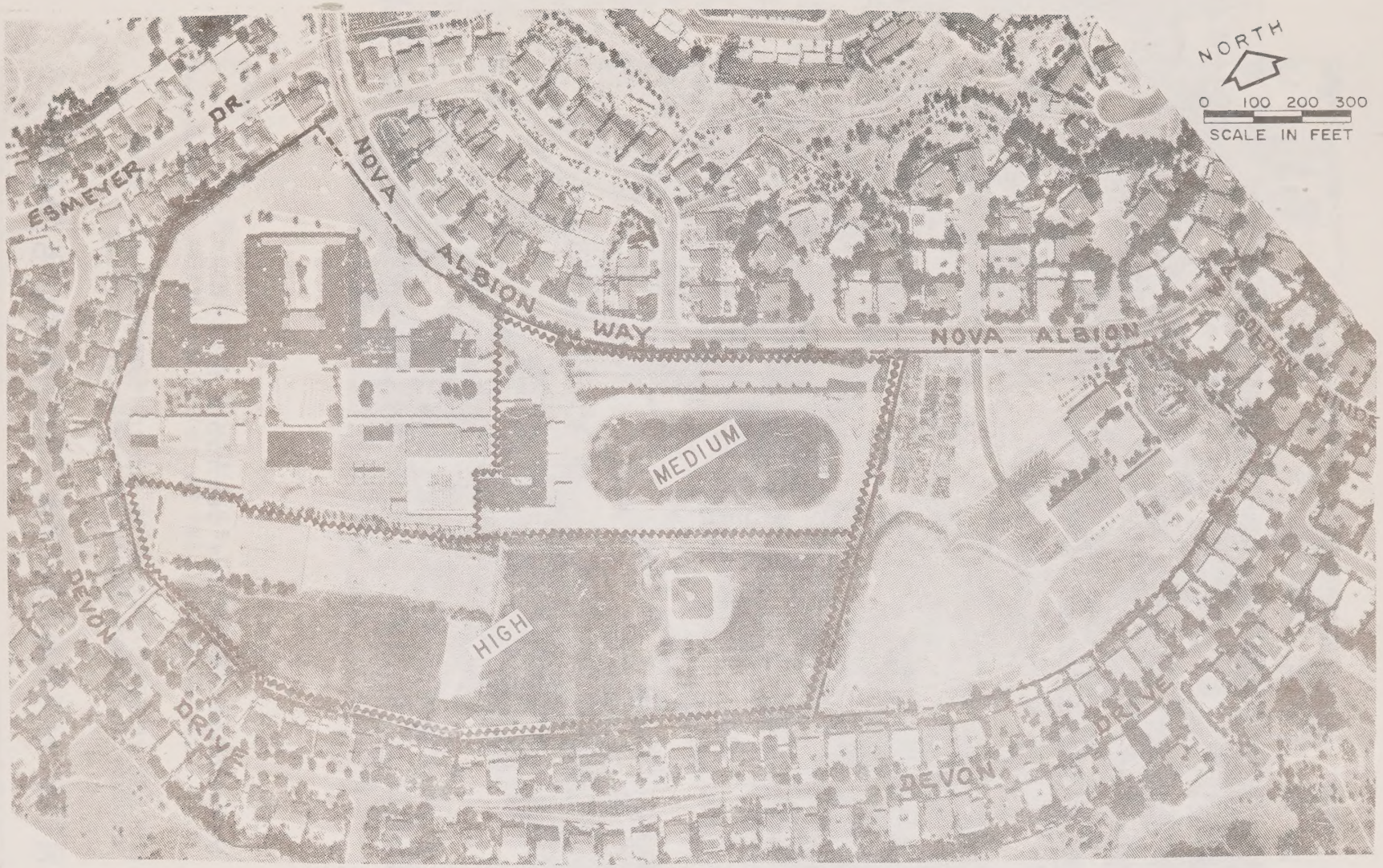
SAN RAFAEL HIGH SCHOOL SITE

Map A

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
JANUARY, 1984

Map A

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
● JANUARY, 1984 ●



Recreation Facilities desirable to retain, with indication of relative priority.

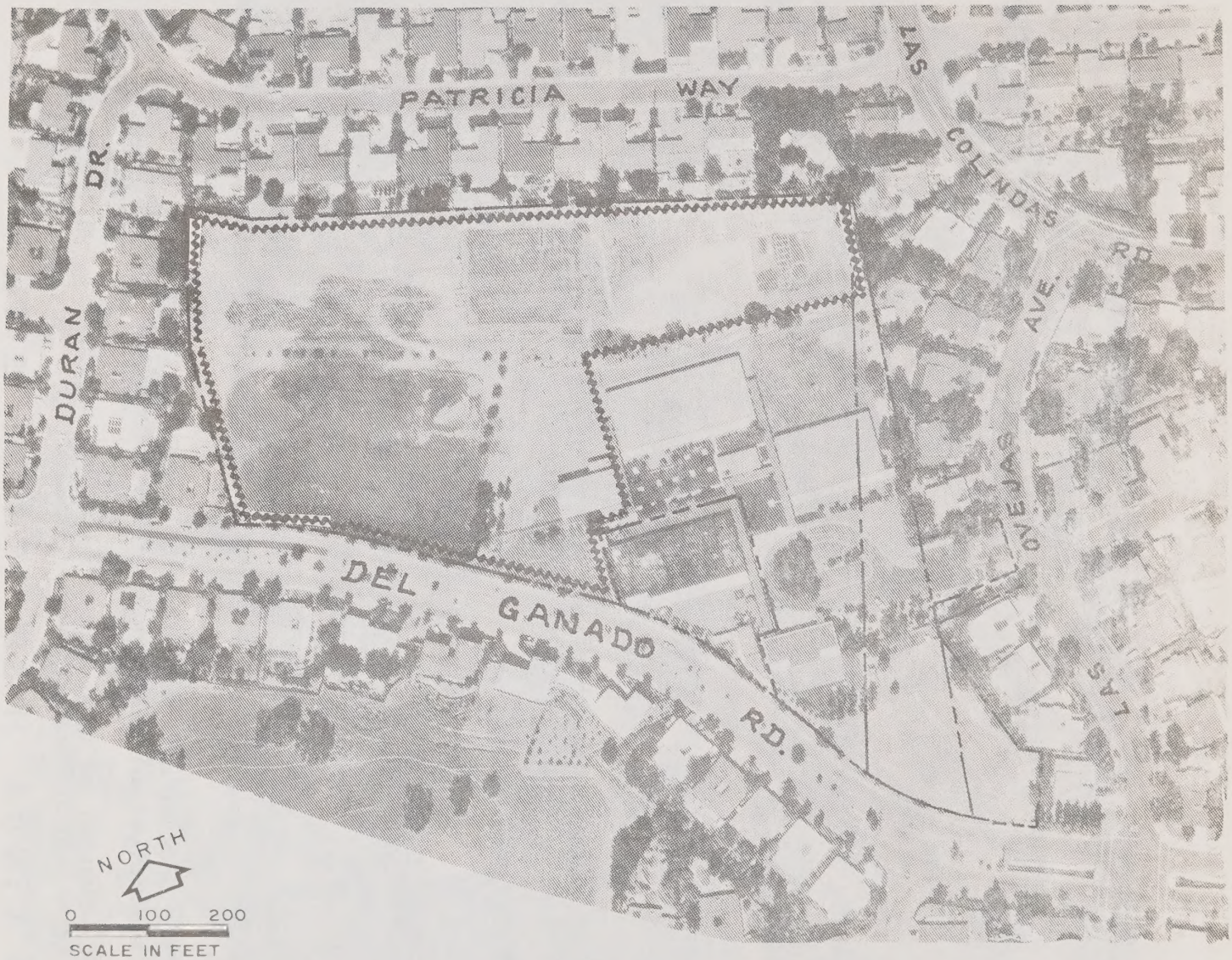
Note: Naylor potential for up to 9.06 acres of high rated outdoor recreation facilities/land.

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
● JANUARY, 1984 ●

Map B

TERRA LINDA HIGH SCHOOL SITE

Map B



Recreation Facilities desirable to retain.

Note: Naylor potential for up to 5.4 – 6.4 acres of outdoor recreation facilities / land.

SANTA MARGARITA SCHOOL SITE

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
● JANUARY, 1984 ●

Map C

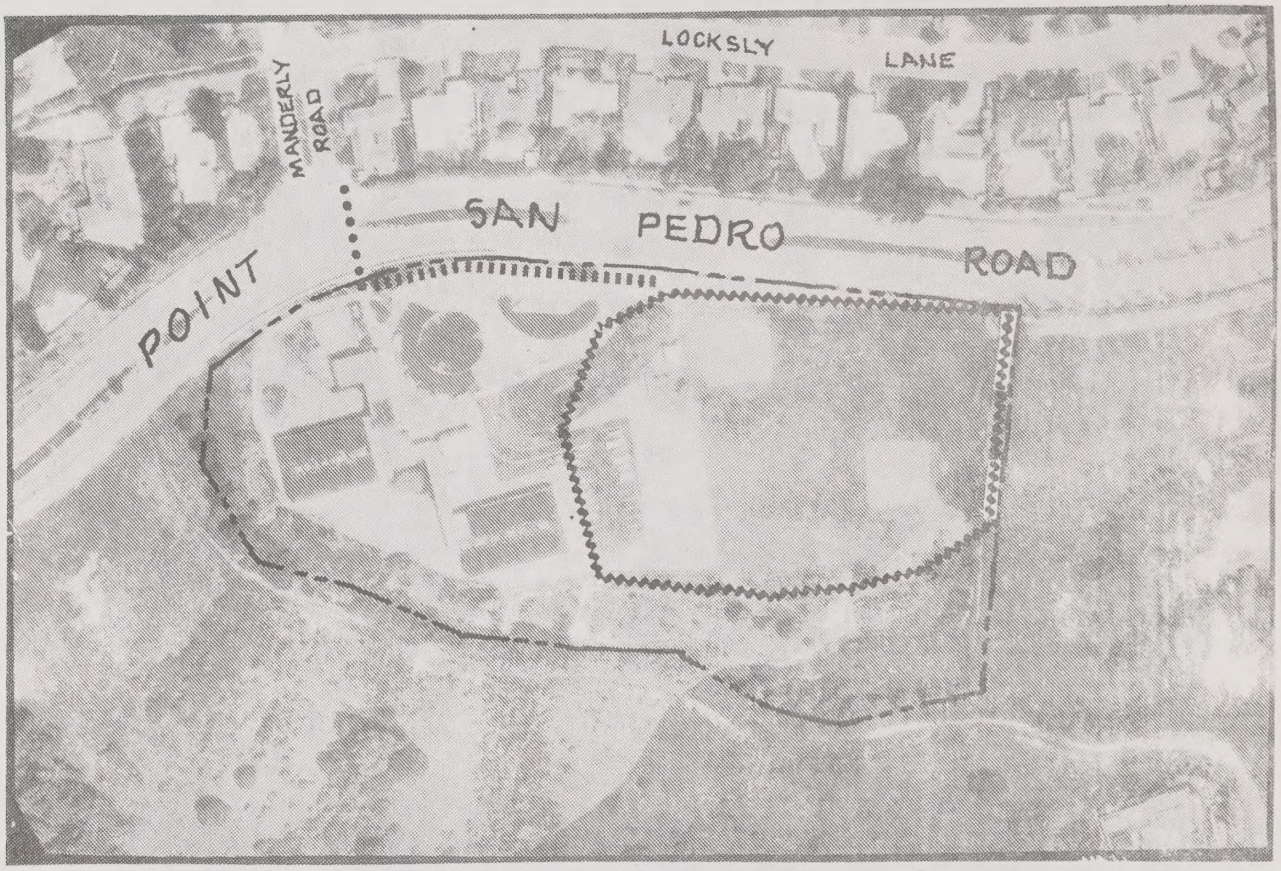
Recreation Facilities desirable to retain, with indication of relative priority.

Note: Naylor potential for up to 5.24 acres of high rated outdoor recreation facilities/land.

FORMER DON TIMOTEO SCHOOL SITE

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
● ● JANUARY, 1984 ●

Map D



Recreation Facilities desirable to retain.

Note: Naylor potential for 3+ acres ··· Playfields, Parking and Pedestrian Easement.

NORTH

0 100 200

SCALE IN FEET

Pedestrian Easement

Pedestrian Underpass

FORMER SAN PEDRO SCHOOL SITE

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
● ● JANUARY, 1984 ●

Map E

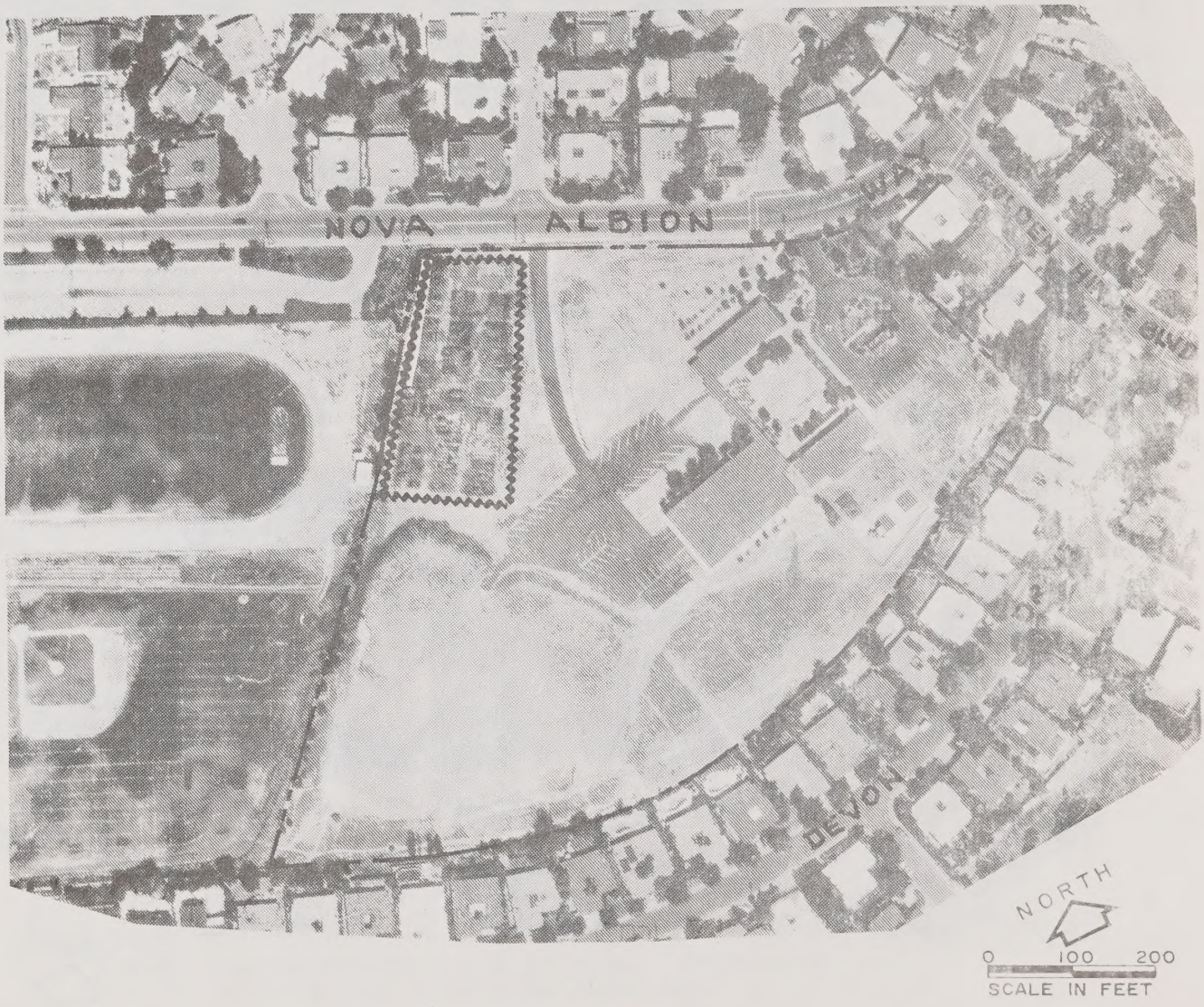
Recreation Facilities desirable to retain.

Note: Naylor potential for 2.8 acres Playfields.

FORMER BERNARD HOFFMAN SCHOOL SITE

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
● JANUARY, 1984 ●

Map F



Recreation Facilities desirable to retain.

Note: Naylor potential for up to one acre community garden.

DIXIE SCHOOL DISTRICT ADMINISTRATION SITE
(FORMER NOVA ALBION SCHOOL)

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
● ● JANUARY, 1984 ●

Map G

NORTH

0 100 200

SCALE IN FEET

Playlot, approximately one-half acre.

Note: Naylor potential for play area

FORMER HARTZELL SCHOOL SITE

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
JANUARY, 1984

Map H

4. Funding and Other Implementation Tools for Recreation Facilities

Increases in recreational demand, together with continuing reductions in government spending, will preclude the public sector from providing many needed recreational opportunities. Public costs for additional public park facilities can include new park development costs and generally includes park maintenance and operation costs, liability, police patrol responsibilities, and emergency police and fire responsibilities. In San Rafael, the City Council has declined to accept public dedication of recreation facilities in some cases because of ongoing costs associated with them. Public funding opportunities, particularly for ongoing maintenance, operation and patrol, are limited. As a result, the private sector now accounts for half of all away-from-home recreation, and this share is expected to increase over the next two decades.

This section focuses on the most commonly used tools to acquire and maintain recreation facilities which are possible under State planning law. The following paragraphs also describe types of grant programs and other measures available to facilitate parks and recreation development and maintenance. To the greatest extent possible, these tools would be utilized and/or encouraged by the City to acquire, develop and maintain recreation lands and facilities identified in the Recreation Plan.

Subdivision Map Act

Before approving a proposed subdivision that fronts on a public waterway, stream or river, local governments are required to provide easements for public access to and/or along waterways (Government Code Section 6478.5).

Another Subdivision Map act tool is the Quimby Act (Government Code Section 66477). This government code section allows local governments to require parkland dedication, in-lieu fees, or a combination of both as a condition of approving a final subdivision or parcel map, provided that certain requirements are met. That is, the public recreation facility must serve the subdivision. The subdivision ordinance requirements and specific land dedication must also be in accordance with adopted standards in the Recreation Element of the General Plan.

General Plan

Development approvals must be consistent with the goals and policies of the City's General Plan of which the Recreation Element is one part. In this way, the City can require public access and other reasonable recreation facility improvements as part of a development approval on a project where there is no subdivision of land. Also, the City commonly uses the development review process to cluster housing on portions of sites which are easier and more appropriate to develop in accordance with General Plan goals and policies, while

maximizing the preservation of high value open space land. Similar trade-offs could also be used to gain planned recreation land.

Design Review

The San Rafael Zoning Ordinance requires design review of all commercial and industrial projects, some residential subdivisions and multiple family dwellings. Design review can promote a coordinated system of public plazas and walkways, as well as street parkway programs, view preservation, and other recreational amenities as part of a project approval.

Sale of Surplus School Land

Education Code Section 39363.5 requires that whenever surplus school land is sold, the first priority be given to parks and recreation purposes. Naylor legislation (Education Code Section 39390 et seq.) reinforces this priority by requiring that school districts first offer land for sale to public agencies. Through this legislation, the City may purchase certain outdoor school recreation lands at reduced prices. The City must adopt a plan designating portions of land proposed for recreation open space purchase. Purchase is generally a last option if other methods of recreation facility retention are inadequate.

Taxes

San Rafael enacted a "bedroom" tax for park development in January 1972. In August 1973 the City added an "industrial excise" tax for park development and maintenance. Current charges are $127.50 per bedroom, 6¢ per square foot for industrial buildings, and 12¢ per square foot for commercial buildings. These taxes cannot be raised, and revenues are minimal for park development and maintenance at today's prices. Revenues raised from the bedroom tax go into a special park development fund. Revenues generated by the commercial and industrial excise tax presently go into the general fund and are used for ongoing park maintenance and operation. A separate fund for the latter tax would insure that park maintenance is indeed what all tax dollars are used for.

Assessment Districts

In Marin County, the use of assessment districts has been very successful in purchasing open space land. For example, 195 acres of open space and park land were purchased jointly by the Mont Marin Homeowners Association and the City. The Neighborhood 13/14 Association is interested in setting up an assessment district to purchase or jointly purchase open space land in that neighborhood. Conceivably this approach could also be used in purchasing and maintaining existing recreation facilities of neighborhood importance which may or may not be shown on the Recreation Plan. The City would encourage this approach, for example, to maintain portions of recreation facilities on lower priority school sites or sites not expected to be publicly owned.

Homeowners Association-Maintained Private Recreation Facilities

An alternative to public construction and maintenance of recreation facilities is private homeowner group facilities. Cities are increasingly encouraging development of private recreation facilities in large condominium projects, particularly where public facilities are lacking or inadequate. Quimby parks dedication ordinances often give developers credit for providing on-site private facilities. The drawbacks to this approach are that private recreation facilities tend to be small and provide only one or two recreation facilities such as a pool. Also they generally are provided in higher density residential projects to compensate for a lack of individual private open space. While private recreation facilities are helpful, they do not substitute for the need for large multi-purpose neighborhood parks.

At-Work Facilities

At-work facilities and employer-sponsored memberships in health clubs are attractive "perks" offered by some large employers to increase employee productivity and fitness. They also relieve recreation demand on limited public recreation facilities by the employees of new office development. Public development incentives could promote such facilities in limited instances.

Grant Programs

a. State and Federal Grants:

The availability and types of State and Federal grants are revised continually. A list of current State grant programs for recreation are included as an appendix. Primary park funding programs have been the Roberti-Z'berg Urban Open Space and Recreation Program, and the California Parklands Act of 1980, which helped fund recent Albert Park renovations.

Federal grant programs have been greatly reduced in recent years. However, the Community Development Block Grant Program continues. Grants primarily benefit lower income people. This program has been used by the City to help construct the Pickleweed Park Community Center.

Another potential Federal grant program is the Land and Water Conservation Fund. In September of 1983, the City of Novato received at $150,000 Federal grant under this program to help purchase junior high playfields and a gym.

b. Foundations

The San Francisco Foundation is a significant potential source of funds for acquisition of recreation facilities and development of recreational programs in Marin County. The Foundation

has provided funding for Pickleweed Park improvements including a community garden site and community center. The Foundation has also funded youth recreation programs and field trips in southeast San Rafael through the Canal Community Alliance, and contributed to Albert Park renovation projects.

c. Trust for Public Land:

The Trust for Public Land is a San Francisco based non-profit organization specializing in the conservation of land primarily for public recreation. An independent pre-acquisition department for government agencies, the Trust works with property owners, negotiates "bargain sales" and actually acquires the property. Savings received by the Trust in the form of a charitable gift of land value would then be shared with the government agency, which would then purchase the land from the Trust.

d. Corporation and Service Organizations:

Corporate recreation-related giving amounts to about 1.5 billion dollars each year nation-wide. Examples of such actions are the recent promised donation of land by Fireman's Fund for construction of a proposed YMCA sports complex in Terra Linda. Service organizations such as Rotary, Lions, Elks, etc., have also long been involved in raising funds for children's play equipment and other recreation facilities for public parks.

Fees

User fees are commonly charged for special Recreation Department-run programs such as exercise classes and bus trips. Fees are also charged for entry to some County parks to offset operation costs. To accomodate those who cannot afford the fees, public agencies can provide "free days", scholarships for certain recreation programs, participation in programs in exchange for volunteer services, etc. Increased use of recreation user fees is being explored as a way to provide needed recreation activities or facilities. As such fees exist because of a lack of recreation funding ability, funds generated by these fees should clearly be separated to maintain and operate public recreation facilities.

Cooperative Ventures

Cooperative ventures occur when the public and private sector work jointly together to provide a recreation facility or service. Public officials usually seek cooperative ventures because, given the right incentive, private enterprises can respond more quickly to recreation trends or fads than public agencies; offer a specialized recreation service that a public agency could not justify delivering; and, start a high risk venture that most local agencies could not consider.

There are many devices a local government can use to assure the profitable success of a cooperative venture: such as free or low rent for publicly owned land or facilities; sharing construction costs in exchange for an exclusive contract or franchise to operate the facility for a specified period; purchasing and leasing back the facility to a private firm, an arrangement similar to the way Redevelopment projects have operated for years; contracting with private firms to operate existing but expensive facilities as concessions; subsidizing commercial operators for providing recreation services; and, assisting private firms with market analyses.

Marin County is exploring this type of public/private partnership to develop a water recreation facility at McInnis Park. Funds generated by the concession would be used to help maintain and operate other park facilities.

Volunteerism

Since Proposition 13, many communities have started volunteer programs to help maintain and operate park facilities and programs. Volunteers pick up litter, mow turf, as well as raise funds to buy parks and recreation items. Despite the many successes, some agencies have run into problems when using volunteers. Long term reliability and insurance liability are common problems.

Nonprofit Corporations

Some local agencies are fortunate to have nonprofit corporations help them carry out their park and recreation programs. Nonprofit corporations are officially recognized, incorporated, legal entities formed with a single purpose in mind: to help park and recreation departments in any way possible. Nonprofit corporations work closely with park departments and provide a wide range of both goods and services in the form of donations. Part of the attraction of the nonprofit group is that it can provide a dedicated cadre of volunteers that work outside of government. The volunteers can respond to park and recreation needs quicker, easier and sometimes cheaper than a governmental agency.

Gift Catalogues

The City has published a gift catalogue that lists gifts the community would like to receive including several park and recreation items. Donations help stretch City taxpayer dollars.

C. RECREATION STANDARD, GOALS, POLICIES AND SPECIFIC RECOMMENDATIONS

1. Introduction and Standards

This section sets out recreation standards, goals, policies and an implementation program. The Recreation Element serves as a planning tool to maintain or improve the present level of service.

Basic criteria for determining the amount, types and locations of park and recreational facilities needed include:

a. Population standards based on a minimum acreage per a given population. (California park dedication standards for local parks range from 2-7 acres per 1,000 population; common standards for regional parks are an additional 5 acres/1,000 population.)

b. User standards which coordinate park user characteristics with specific types of facilities.

c. Location standards based on maximum distances from a neighborhood to various kinds of parks.

All three criteria were utilized in preparing the recreation plan, although population and user standards were emphasized. It became obvious that, despite an abundance of City-wide and regional park and open space land in San Rafael (82 acres per 1,000 residents), there are several neighborhoods inadequately served by local recreation facilities. Deficiencies may be in terms of space, variety of facilities provided, or distance to the park. In San Rafael, space options are often limited and are not well addressed by general standards. The Recreation Element, therefore, is a specific mapped plan and program identifying potential areas for recreation improvements.

A 3 acre per 1,000 population standard is utilized for new development. This standard is based upon existing City local park totals. (138 acres per 1,000 residents) The City cannot commit to providing more public park land than it has in the past, nor can the City expect subdividers to dedicate new recreation land at a higher standard than what exists.

However, schools contribute an additional 150 acres of existing local recreation facilities, a problem since many have closed. Schools provide most of the City's organized sports facilities, and school sites may also be the only remaining land in a neighborhood suitable for intensive recreation use. To maintain levels of recreation service, the City must promote retention of key school recreation facilities as schools are sold or leased.

2. Goals and Policy Statements Relating To the Recreation Park System Plan

a. Goals of the Plan

1. To provide throughout the City an organized system of recreation, park and open space areas and facilities which address recreation needs and interests of all residents, including diverse age groups and the physically handicapped.

2. To protect and preserve the natural value of open space areas, and to permit uses compatible with these resources.

3. To develop, administer, and maintain City recreation park areas and facilities so that they may be fully utilized for the benefit and enjoyment of the public.

4. To encourage cooperation with private agencies, groups and individuals; and other public entities to maximize recreational opportunities for the citizens of San Rafael.

5. To develop and maintain a safe and logical City bicycle route system which is coordinated with the Countywide system.

b. Policies of the Plan

The policies of the City of San Rafael shall be:

1. Standards - To maintain, and where possible improve, the existing recreation standard of three acres of local serving public park and recreation facilities per 1,000 population.

2. Park Development Criteria - To utilize the following criteria as a guide to improving the park system:

   - Neighborhood parks shall serve populations of 2,000 to 5,000 within a radius of one-half mile and have a minimum size of five acres.

   - Community recreational facilities shall serve populations of 10,000 to 30,000 within a radius of three to five miles, have good road access, and a size of 20 acres or more. (Refer to Definitions, pages 2 to 3.)

3. Land Acquisition - To make every effort to attain park sites as identified on the Recreation Plan map. New neighborhood park development may be staged in coordination with population growth of the neighborhood.

4. New Development - To require the sponsors of new residential housing to provide for the recreation park needs of future residents of that development in accordance with Recreation Plan standards and Quimby Act Subdivision Parkland Dedication Requirements. The City's policy is that needs would be satisfied by the dedication of land and development of recreation facilities to serve the new residents. In-lieu fees would only be considered when, during project negotiations, it becomes clear that dedication and development of parkland is not a feasible or appropriate option.

5. Recreation Needs - To respond to recreation needs identified in the Recreation Element of the General Plan and in other subsequent neighborhood and community surveys.

6. Needs of the Neighborhood - To strive to serve all neighborhoods of significant population concentrations with a neighborhod and/or community level park which meets the needs of the neighborhood.

7. City/School Cooperation - To continue the development and maintenance of joint recreation/school facilities, and strive to retain surplus school recreation facilities in accordance with the Recreation Plan.

8. Relationship to Public Agencies - To cooperate with other governmental entities and special districts in the planning and use of recreation park facilities in areas within or adjacent to the City. To coordinate trail development on City open space land with State and County trails.

9. Public Project Review - To review all public park plans and projects as private projets would be reviewed.

10. Relationship to Private Enterprise - To encourage private enterprise to develop commercial recreational facilities which serve special interest needs. To encourage compatible commercial concessions at selected community and regional parks. To provide sources of funding for public parks. To encourage major employers to provide for the recreational needs of their employees on-site To encourage high design standards and project review for area beautification. To provide coordinated public pedestrian access opportunities between major commercial and industrial destinations.

11. Park Design - To design and maintain recreation facilities to be safe and attractive, and to minimize conflicts with surrounding neighborhoods.

12. Bicycle Routes - To make every effort to provide a safe and logical bicycle route system throughout San Rafael to meet both transportation and recreation needs.

13. Dual Use of Open Space - To promote the acquisition of open space lands which could compatibly serve the dual purpose of recreation park use and preservation of the open space environment. To promote coordinated City/County/State trails development on open space lands.

14. San Rafael Canal - To maximize public access to the San Rafael Canal in accordance with the Recreation Plan through development approvals and other means.

15. Citizen Involvement - To encourage the participation of individuals, citizens groups, civic organizations and those having special needs (such as physically handicapped) in the recreation park planning process.

16. Voluntary Contributions - To encourage the dedication or grant of land to the City for recreation parks, open space or other conservation or recreation use. To also encourage monetary contributions or gifts in kind.

17. Sale, Lease or Contractual Agreements - To provide that all funds derived from the sale, lease or through contractual agreements dealing with City-owned park or open space be exclusively used for park or open space acquisition, capital improvements, or operation and maintenance costs.

18. Funding - To establish and maintain a coordinated funding program for neighborhood and community park and recreation facilities development.

c. Implementation Actions

Community Needs

Subdivision Ordinance

1. Adopt revised Subdivision Ordinance containing parkland dedication requirements.

Schools

2. At schools which are closed, or are expected to be closed, attempt to secure the continued public use or development of the following recreational facilities. The City would only be involved in negotiations for incorporated schools sites but would encourage County or special district negotiations on unincorporated sites. Schools are prioritized in importance in the order listed.

Higher

a. Important recreation facilities at San Rafael High School or Terra Linda High School if either school is closed.

b. Outside recreation facilities and day care at Don Time[illegible]eo School.

c. Sports fields, the multi-purpose room and play equipment at Santa Margarita School

d. Playfields at San Pedro School

e. Hoffman Field at former Hoffman School

f. Sportsfields at Mary Silveira School (unincorporated)

g. Playfields, possibly other land at old Gallinas School (unincorporated)

h. Dixie School playfields (unincorporated)

i. Playfields at McPhail School (unincorporated)

j. Playlot at Hartzell School

k. Facilities at Short School for day care program

l. A playlot on Peacock Gap School site

m. Playfields at Lucas Valley School

Lower

n. A playlot at Davidson School, if the playlot at Laurel Dell Primary School is lost.

3. Enclose the San Rafael High swiming pool to allow year-round use.

4. Provide neighborhood park facilities as a part of any community recreation facilities development at San Rafael High School or Terra Linda High School, should either school be surplused.

5. Continue development of the park/school concept at Don Timoteo and Vallecito. Improve maintenance of playfields at Don Timoteo and Vallecito.

6. Encourage the adoption of long term joint powers agreements between the City and local school districts for the use and development of school sites for recreation purposes.

7. Designate the City/School Liaison Committee as the responsible committee to identify ways to acquire important school recreation facilities on school sites to be sold.

8. Encourage the County to consider development of a neighborhood park at the former Gallinas School site.

Facilities Improvement

9. Encourage improvement and upgrading of existing public recreation parks and school areas and facilities wherever possible, to serve the current recreational needs of the community.

Bicycle Routes

10. Implement the bicycle routes plan through capital improvement programming and pursuit of State and Federal funding sources. Priorities shall be given to sections of routes designated in the plan text and to the Northwestern Pacific Railroad right-of-way route.

11. If at all possible, road improvement projects on any designated bicycle routes shall include bicycle lanes. The Public Works Department should also pursue striping of bicycle lanes (in conjunction with parking prohibitions where necessary), and signing of bicycle routes where appropriate. Bicycle lanes and paths should generally be designed to the standards contained in the 1983 CalTrans "Bikeway Planning and Design" manual.

Trails, Pedestrian Access

12. Secure and develop the unique East San Rafael shoreline band for pedestrian and bicycle use to serve the Canal neighborhood and the City at large. Implement the East San Rafael Wetlands Mitigation Plan.

13. Implement the development of the City and Countywide Trails Plans through subdivision requirements and other means.

14. Encourage the development of coordinated public pedestrian walkways and plazas along the San Rafael Canal and other areas during review of existing and future commercial and industrial developments.

Project Review, Private Facilities

15. During review of larger commercial and industrial projects, encourage or require development of onsite employer/sponsored recreational facilities and programs.

16. Explore the use of private facilities wherever feasible and practical.

17. Establish a program for the beautification of major streets, highways and commercial areas within the planning area which can then be accomplished through the development review process, as well as through the cooperation of groups, organizations, and individuals.

San Rafael Canal

18. High priority public pedestrian access areas are along the waterfront between Irwin Street and the boat yards (north side) and between Grand Avenue and the San Rafael Yacht Harbor (south side).

19. Redevelopment of canal frontage properties shall be water oriented with uses such as restaurants, shopping plazas with pedestrian access along the waterfront, marinas, parks, and motels encouraged. Office and Industrial development other than boating/and fishing related facilities shall generally be discouraged.

20. Existing recreational boat launch facilities along the canal and shoreline shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided.

21. Design of buildings along the waterfront shall provide public view opportunities.

22. Provide an additional boat launch facility at Loch Lomond Marina if possible.

Neighborhood Needs (Not in Priority Order)

23. Expand Bret Harte Park into hillside open space land to the south to provide picnic and hiking opportunities.

24. Provide access to open space from new developments in Peacock Gap as required in the Peacock Gap Neighborhood Plan.

25. Provide bicycle and pedestrian access as required in the Peacock Gap Neighborhood Plan.

26. If Dominican College is ever closed or sold, secure some portion of that site for a neighborhood park facility to serve the Dominican and Montecito neighborhoods.

27. Secure and develop a new neighborhood park in the Canal neighborhood.

28. If possible in the future, secure a direct access from Nye Street or the end of Paloma Street to Boyd Park.

29. Require significant onsite recreation amenities in larger new residential development projects in the Lincoln and West End neighborhoods; encourage onsite recreation facilities in all new residential projects.

30. Insure construction of a pedestrian access path from Boyd Park to El Cerrito Drive.

31. Insure development of the mini park in the "Grove Hill" subdivision.

32. In conjunction with the Mont Marin neighborhood, prepare a plan for additional park development (approximately five acres in size) at Mont Marin Park. Access should be from Old Lucas Valley Road.

33. Secure and develop neighborhood park facilities, approximately five acres in size each, at Smith Ranch and south of Channing Way, when Northgate development projects are proposed. Provide direct pedestrian access between Channing Way and any proposed park.

34. Encourage alternative use and ownership of Castro Playfield in Santa Venetia.

Funding/Implementation

35. Establish a long range recreation parks capital improvement program for acquisition, development and construction consistent with the financial capability of the City, and update it on an annual basis.

36. Pursue private donations and dedications, State, Federal and other grant sources, use of assessment districts, reasonable development requirements, use of user fees, public/private joint ventures and all other available means to implement the recreation plan.

37. Establish and maintain separate park development, maintenance and operation accounts in the City budget.

38. Encourage the establishment of an endowment fund or use of interest from the City's donation program to provide scholarships or camperships for recreation programs.

39. Prepare an updated City-wide recreation needs survey to help provide direction for future park development.

APPENDIX 1: Park Space Guidelines

The following are (from space standards approved by San Rafael Parks and Recreation Commission 5/19/77) the suggested space requirements for various units within specific recreational areas. These standards should only act as guidelines and should not be overly restrictive.

NEIGHBORHOOD and COMMUNITY RECREATION PARKS

The park may include any or all of the listed facilities, depending upon the particular needs of the community and the funds available for their development. Minimum size is 5 acres.

Facility	Neighborhood Required Acreage	Community Required Acreage
Play apparatus for preschool children	.25	.35
Play apparatus area for elementary age youth	.25	.35
Paved area for multi-use game courts	1.50	1.75
Multi-use sports fields	5.00	10.00
Recreation Center building	.25	1.00
Open or free play area	.50	2.00
Family and group picnic areas	1.00	2.00
Senior Citizens area	.50	1.90
Nature study and quiet area	1.00	2.50
Outdoor theater and dancing area		.50
*Off street parking area	(.50)	(3.00)
Landsacping and buffer areas	3.50	6.00
Swimming pool (competition and general swimming)		1.00

*Off street parking would be based on facilities and usage.

CITY-WIDE OR REGIONAL RECREATION PARK

Listed are examples of the kinds of areas and facilities which may be combined into large City-wide/Regional Recreation Park or as separate special use areas distributed throughout the City, depending upon interest and funds available for development:

City-wide Facilities	Space Requirement
Scenic Parkways, Drives, Trailways	
With vista points, overlooks, roadside rests; within a park or linking several parks.	Extent and development according to terrain and features of site or sites.
Picnic Grounds	
Family Picnic Unit	
Wide walkways; auto parking away from tables; water and sanitary facilties.	10 units per acre; 8-foot tables, access to stove (2 or 3 tables per stove)
Group Picnic Unit	
Clusters of 3 to 10 tables per group; stoves in proportion to number of tables; barbecue, artificial fuel stoves and shelters sometimes desirable; wide walkways for access and delivery; water and sanitary facilities; auto parking away from tables.	10-foot tables; stoves in ratio to number of tables in group; four 3-table clusters per acre; one 10-table cluster per 1 to 2 acres.
Large Group Picnic Site for Business and Industrial Groups	
For groups of 500 to 1,000 persons: tables, stoves, barbecues, sanitary and water facilities; dance area, multi-purpose playfields and turf; swim facilities desirable; wide walkways for access and delivery of supplies; parking away from tables.	20-50 acres; 10-foot tables.
Hiking Trails	
For hikes of one day or less. Well-defined trail system; trail markers; auto parking at major access points.	Well-defined and maintained surface up to 10 feet in width, parking at major access points.

City-wide Facilities (cont'd)	Space Requirement
Bicycle Path	
System of paths;trail markers, path-side rests with water, sanitary facilities, parking at major access points.	Minimum width 10 feet; protected crossings; surfacing suitable for bicycles, parking at major access points.
Bridle Trail & Equestrian Center	
Riding ring, trail system, parking for vehicles and stock trailers with loading ramp or platform; holding stalls, hitching rack, water.	Well-graded trail with inter-connecting leader trails and numerous access points; parking for 10 to 25 vehicles and stock trailers depending on amount of use.
Marina	
Motor and sail boating, berthing and launching facilities; auto and boat trailer parking.	Land and water area acreage; desirable minimum size. 100 berths; car and boat trailer parking, related facilities.
Natural Area Preserve	
Access by walkways, foot trails and paths (no vehicular traffic); inter-pretive center (optional); self-guided nature trails; parking, water and sanitary facilities.	25 to 100 acres.
Migratory Bird Sanctuary	
Trails, observation shelters, bird feeding areas, interpretive center; parking on access roads.	Acreage as available.
Community Gardens	
For public use and display. Vegetable gardens or specialized plant collections; water, walkways, foot paths, parking.	Acreage as available. 1/2 acre desirable.

City-wide Facilities (cont'd)	Space Requirement
Specialized Animal Exhibits, Farmyard Zoos	
Caged area, pasture lands, children's zoo, veterinary center, parking.	Space requirement to be determined.
Cultural Arts Center	
Exposition and display pavillion, music shell, outdoor theater and bowl; dance surface; picnic turf; water and sanitary facilities; parking.	20 to 50 acres as part of a larger park acreage; theater seating capacity for 1,000; working space for 100 performers.
Archery Center	
For range and field archery; clubhouse or activity building; individual and group picnic units; water and sanitary facilities; parking.	50 acres including buffer space for safety and 35 acres for 14 stations field archery; level, unobstructed space 150 yards long per range.
Marksmanship Range	
For pistol, rifle, trap, skeet, clubhouse or activity building; individual and group picnic units; water and sanitary facilities; parking.	25 to 50 acres according to terrain and distance required to protect adjoining areas from noise.
Day Camp Groups	
For organized groups on advance reservation; sanitary, water and basic cookout and eating facilities for 50 persons for short periods of time; hiking and nature trails, interpretive center; campfire circle; truck, trailer and auto parking.	Minimum 25 acres including parking space for 15 cars or 2 buses.
Swimming Pools	
Provided for public use at a minimum rate of 450 square feet of water per 1,000 persons. The average 25-yard pool will serve a population of approximately 10,000. Desirable to locate at Jr. and Senior High School wherever possible.	Extent and development according to terrain and features of site.

City-wide Facilities (cont'd)	Space Requirement
Community Recreation Center	
Major community recreation center can be supported by population of 30,000. Center should include auditorium, kitchen facility, and other recreation activity rooms. Separate space for Senior Citizens, Teens and Tiny Tots desirable; smaller centers may be considered for neighborhood or community areas to serve 10,000 or more of the population. Utilization of school, church and other such buildings may be desirable.	Acreage to be determined depending upon size, location and design.
Golf Course	
One 18-hole golf course for each 25,000 of the population. Public courses should be considered only if private development cannot meet demonstrated demand.	120 to 180 acres of land required for 18-hole course depending upon terrain, vegetation and shape of the parcel of land.

APPENDIX 2: Background Information For School Sites Ratings

Note: All facilities receive neighborhood, drop-in use

SAN RAFAEL HIGH

Tennis Courts

* One of two complexes in Central San Rafael
  Heavily used for tournaments, tennis lessons, high school tennis

Soccer/Softball/Baseball Fields

Used by San Rafael Youth Soccer
San Rafael Senior League
San Rafael Bobby Six
Every adult softball group
All high school sports teams
Volleyball tournaments

Football/Field/Track

Used by Pop Warner Football
High school football - *only lighted field in County
High school track
Special events

Two Gyms, Including Gymnastics and Wrestling Rooms

CYO basketball
Indoor high school sports
Recreation Department basketball and volleyball leagues
Softball pitching practice
Aerobics classes
Boxing classes
Wrestling classes
Gymnastics classes
General Recreation Department programming
Awards nights and dances
*Double gym allows more flexible scheduling of various events

TERRA LINDA HIGH

Soccer/Softball/Baseball Fields

Dixie Youth Soccer
High school soccer teams
Marin County soccer league
Dixie Senior League
Dixie Little League
High school baseball
Terra Linda Pop Warner
High School sports teams
*Key soccer field

Football Field
- Terra Linda Pop Warner
- High school football

Tennis Courts
- Terra Linda tennis club
- Recreation Department tennis tournaments
- High school tennis
- *The only tennis complex in Terra Linda

Gymnasium
- CYO basketball
- High school teams
- Adult Education teams
- Gymnastics

SANTA MARGARITA SCHOOL

Playfields
- Dixie Youth Soccer
- Dixie Little League girls' softball
- San Rafael Youth Soccer
- Terra Linda High practice field
- *Space available for expanded use

Multi Purpose Room
- Buzz and Boots Square Dance
- Recreation Department aerobics
- Community meetings

DON TIMOTEO
* Part of major field/park/school complex

Playfields
- Dixie Youth Soccer
- Terra Linda Athletic Association girls' softball

Hard Courts
- Serves as park hardcourt area
- Day care center use

SAN PEDRO
* Only public open space in area

Playfields
- San Rafael Youth Soccer
- San Rafael Bobby Sox
- Neighborhood special events

HOFFMAN

Playfields
Dixie Youth Soccer practice field
Terra Linda Athletic Association girls' softball

MARY SILVEIRA

Playfields
Dixie Little League
* Main game field, central to neighborhood for park site

DIXIE

Playfields
Dixie Youth Soccer
Dixie Little League
*Nearest public facility to new development areas

McPHAIL

Playfields
Community Services District Softball leagues

LUCAS VALLEY

Playfields
Dixie Youth Soccer practice
Young children's games

SHORT
Child care programs run by City Recreation Department and County

HARTZELL
Proposed playlot
*Only public open space in immediate area

NOVA ALBION
Community Garden - heavily used - 50-60 plots

PEACOCK GAP SITE
Playlot (required by Peacock Gap Neighborhood Plan)

APPENDIX 3

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RECREATION ELEMENT
RECREATION PLAN

NOVATO

NOVATO

HIGHWAY 101

N.W.P.R.R.

LUCAS VALLEY ROAD

Note: Numbers and locations of parks in North San Rafael to conform to Park Standards in the Recreation Element and Land Use Plans adopted for the area.

SAN PABLO BAY

SLEEPY HOLLOW

TERRA LINDA HIGH SCHOOL

MARIN COUNTY CIVIC CENTER

CHINA CAMP

PEACOCK GAP GOLF COURSE

SHORELINE PARK BAND

POINT SAN PEDRO

SAN ANSELMO

SAN RAFAEL HIGH SCHOOL

ROSS

KENTFIELD

LARKSPUR

SHORELINE PARK BAND

SAN RAFAEL BAY

HWY 101

SAN RAFAEL TRIBUTARY

LEGEND

- Existing Public Parks
- Proposed Public Parks / Shoreline Parkbands
  Note: Proposed Public Park locations are somewhat schematic. Refer to text for additional information.
- Existing Public Schools Providing Recreation Facilities
- Closed Or Closing Public Schools Containing Recreation Facilities, A Portion Of Which Are Desirable To Retain
- New Public Accessways To Parks

PLANNING AREA BOUNDARY
SAN RAFAEL CITY LIMITS

THIS BASE MAP WAS DEVELOPED PRIMARILY FOR GENERAL PLANNING USES. THE CITY OF SAN RAFAEL IS NOT RESPONSIBLE FOR ITS ACCURACY FOR ANY OTHER USE OR PURPOSE.

CITY OF SAN RAFAEL
PLANNING DEPARTMENT
1400 FIFTH AVENUE
P.O. BOX 60
SAN RAFAEL, CA. 94915
TEL. 415 485-3085

REVISIONS					
DATE	BY		DATE	BY
JULY 5, 1974	J.D.			
JANUARY 21, 1976	J.D.			
AUGUST 24, 1977	J.D.			
NOVEMBER 21, 1981	J.D.			
MARCH 5, 1981	J.D.			
APRIL 5, 1982	J.D.			
DECEMBER 5, 1983	J.D.			

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
* RECREATION PLAN *

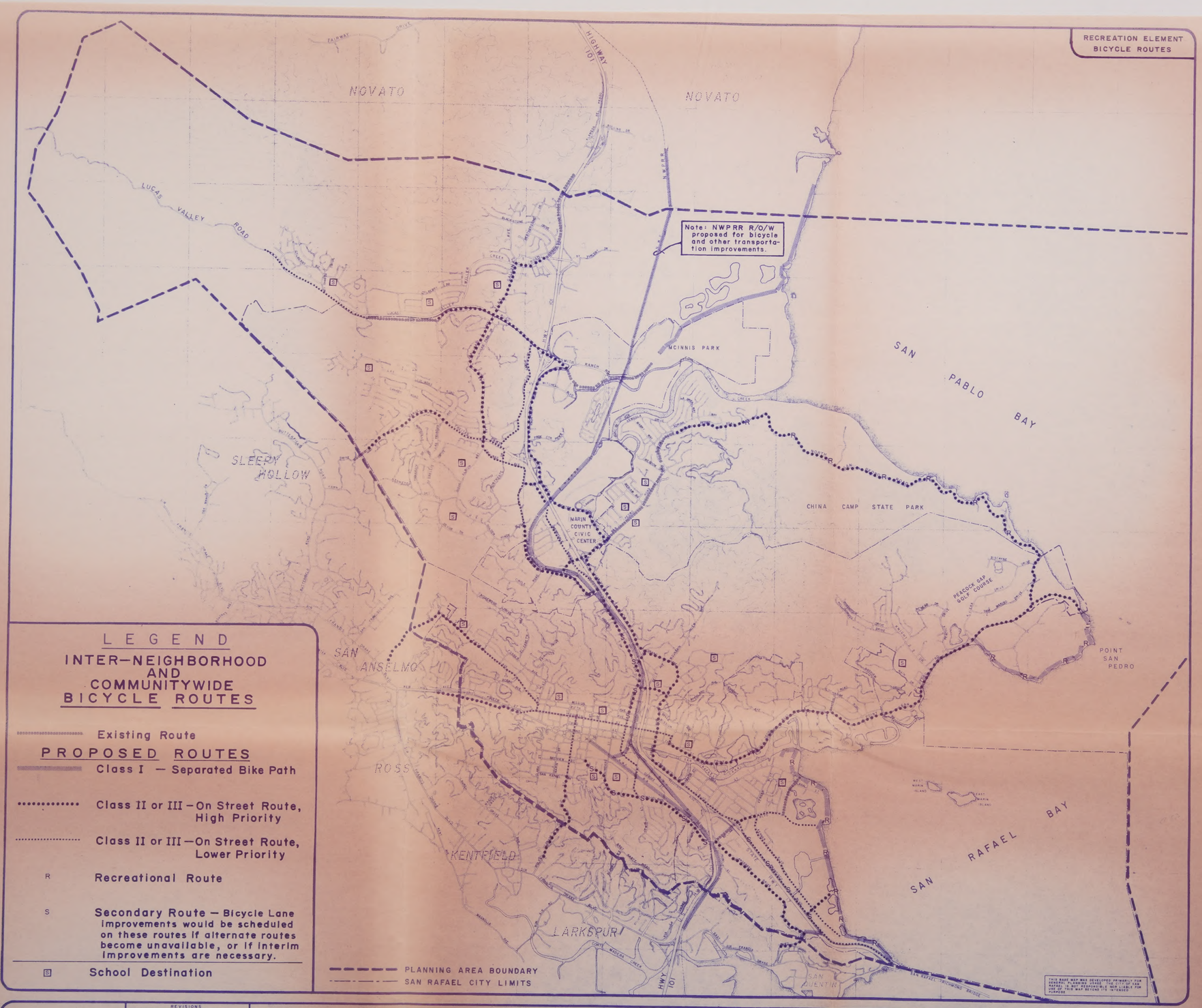
ADOPTED
JUNE 4, 1984

N

0 1 2 3
FEET IN THOUSANDS

BASE MAP: SAN RAFAEL PLANNING AREA
DRAWING: RECREATION ELEMENT RECREATION PLAN

RECREATION ELEMENT
BICYCLE ROUTES



LEGEND

INTER–NEIGHBORHOOD AND COMMUNITYWIDE BICYCLE ROUTES

Existing Route

PROPOSED ROUTES

Class I — Separated Bike Path

Class II or III — On Street Route, High Priority

Class II or III — On Street Route, Lower Priority

R — Recreational Route

S — Secondary Route — Bicycle Lane improvements would be scheduled on these routes if alternate routes become unavailable, or if interim improvements are necessary.

S — School Destination

THIS BASE MAP WAS DEVELOPED PRIMARILY FOR PLANNING PURPOSES. THE CITY OF SAN RAFAEL ASSUMES NO RESPONSIBILITY FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

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REVISIONS			
DATE	BY	DATE	BY
JULY 25, 1974	J.D.		
JANUARY 21, 1976	V.D.		
AUGUST 24, 1977	V.D.		
JUNE 23, 1981	V.D.		
NOVEMBER 2, 1981	V.D.		
APRIL 21, 1983	V.D.		
DECEMBER 21, 1983	V.D.		

SAN RAFAEL GENERAL PLAN

RECREATION ELEMENT BICYCLE ROUTES

ADOPTED JUNE 4, 1984

N

0 1 2 3 FEET IN THOUSANDS

BASE MAP: SAN RAFAEL PLANNING AREA

DRAWING: RECREATION ELEMENT BICYCLE ROUTES

RECREATION ELEMENT
OPEN SPACE / TRAILS

NOVATO

NOVATO

HIGHWAY 101

N.W.P.R.R.

LUCAS VALLEY ROAD

PUBLIC OPEN SPACE

EXISTING RIDGELINE TRAIL

PUBLIC OPEN SPACE

SLEEPY HOLLOW

MCINNIS PARK

SAN PABLO BAY

MARIN COUNTY CIVIC CENTER

WEST RIDGELINE TRAIL

EAST

PUEBLO

PTT TOWER

NORTH SAN PEDRO ROAD

CHINA CAMP STATE PARK

PEACOCK GAP GOLF COURSE

POINT SAN PEDRO

SAN ANSELMO

ROSS

KENTFIELD

LARKSPUR

SAN RAFAEL BAY

HWY 101

SAN RAFAEL-RICHMOND BRIDGE

LEGEND

Secured Open Space

Trails, Existing and Potential*

Access Points (existing fire roads, trails and water tank roads at ends of public streets that serve as access to open space)

* See Countywide Trails Plan for further breakdown

PLANNING AREA BOUNDARY

SAN RAFAEL CITY LIMITS

THIS BASE MAP WAS DEVELOPED PRIMARILY FOR GENERAL PLANNING USAGE. THE CITY OF SAN RAFAEL IS NOT RESPONSIBLE NOR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSES.

CITY OF SAN RAFAEL
PLANNING DEPARTMENT
1400 FIFTH AVENUE
P.O. BOX 60
SAN RAFAEL, CA. 94915
TEL 415 485-3085

REVISIONS				
DATE	BY		DATE	BY
JULY 25, 1974	VD			
JANUARY 31, 1978	VD			
AUGUST 4, 1977	VD			
JUNE 23, 1981	VD			
NOVEMBER 23, 1981	VD			
APRIL 8, 1982	VD			
DECEMBER 6, 1983	VD			

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
OPEN SPACE / TRAILS

ADOPTED
JUNE 4, 1984

N

0 1 2 3
FEET IN THOUSANDS

BASE MAP
SAN RAFAEL
PLANNING AREA

DRAWING
RECREATION ELEMENT
OPEN SPACE / TRAILS

RECREATION ELEMENT
GENERAL PLAN
NEIGHBORHOODS

NOVATO
NOVATO
HIGHWAY 101
N.W.P.R.R.
FAIRWAY DRIVE
LUCAS VALLEY ROAD
SLEEPY HOLLOW
SAN ANSELMO
ROSS
KENTFIELD
LARKSPUR
MCINNIS PARK
MARIN COUNTY CIVIC CENTER
SAN PABLO BAY
NORTH SAN PEDRO ROAD
CHINA CAMP STATE PARK
PEACOCK GAP GOLF COURSE
POINT SAN PEDRO
SAN RAFAEL BAY
SAN RAFAEL-TIBURON BRIDGE
HWY 101

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

LEGEND

NEIGHBORHOODS

NO.	NAME
1	LUIZ – GRADY
2	UPPER LUCAS VALLEY
3	MARINWOOD
4	SILVEIRA
5	TERRA LINDA
6	MONT MARIN – SAN RAFAEL PARK
7	NORTHGATE
8	SMITH RANCH
9	MERRYDALE – LOS RANCHITOS
10	CIVIC CENTER
11	SANTA VENETIA
12	CHINA CAMP
13	SUN VALLEY
14	FAIRHILLS
15	LINCOLN
16	DOMINICAN – BLACK CANYON
17	COUNTRY CLUB
18	LOCH LOMOND
19	BAYSIDE
20	GLENWOOD
21	PEACOCK GAP
22	WEST END
23	DOWNTOWN
24	MONTECITO
25	GERSTLE PARK
26	SOUTHERN HEIGHTS
27	PICNIC VALLEY
28	BRET HARTE
29	CALIFORNIA PARK
30	EAST SAN RAFAEL

PLANNING AREA BOUNDARY
SAN RAFAEL CITY LIMITS

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REVISIONS					
DATE	BY		DATE	BY	
JULY 15, 1974	J.D.				
JANUARY 9, 1978	J.D.				
AUGUST 6, 1981	V.D.				
JUNE 23, 1981	V.D.				
JUNE 6, 1983	V.D.				
APRIL 2, 1985	V.D.				
DECEMBER 2, 1985	V.D.				

SAN RAFAEL GENERAL PLAN
RECREATION ELEMENT
NEIGHBORHOODS

ADOPTED
JUNE 4, 1984

N
0 1 2 3
FEET IN THOUSANDS

BASE MAP: SAN RAFAEL PLANNING AREA
DRAWING: RECREATION ELEMENT GENERAL PLAN NEIGHBORHOODS